

Property at 00195 WEST MAIN STREET

Prop ID 4540195

Printed 07-Feb-2024 6:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FOUR SQUARE ASSOCIATES LLC
Second name:
Address: 195 WEST MAIN ST
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540195 Neigh.: Zone: CR Vol: 339 Page: 452

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	630,000
Commerc Outbldg	1.00	29,580
Commerc Building	1.00	1,301,370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Dec-1986
Sale price: 2,500,000
Sale valid:

Values

Mkt value :
Cost value: 2,815,686

Summary

Total assessments	1,970,980
Total exemptions	
Net assessment	1,970,980

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1263
Mkt/sale :
Assmt/sale: .7884

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	2.000	600,000	1,200,000		.25	900,000	630,000
Comm Primary		87,120						
RES	52	1.910	7,500	14,325			14,325	10,028
Residual		83,200						

3.910 acres Total land value 914,325 640,028

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	84 Storage	12.00
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	88.00
Roof Type	05	Flat		86 Support Area	12.00
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	28.00
Interior Walls	02	Drywall		34 Retail	4.00
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air	4th Floor		
Fuel Type	02	Natural Gas			
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	CP6 Canopy-Average	3,350	
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1960 Eff Year Built:

Commercial Valuation Summary

Main Area: 33,120 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	12.00	3,974	33.23	132,060
1st Floor	34	Retail	88.00	29,146	93.75	2,732,440
	86	Support Area	12.00	3,974	39.88	158,480
2nd Floor	53	Office Building	28.00	9,274	104.36	967,830
	34	Retail	4.00	1,325	67.50	89,440
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	3,350	15.25			51,090

Sub-Total 4,131,340

Grade	C	Factor	1.0000	4,131,340
CDU		C&D Factor	1.00	4,131,340
Depreciation		55 %		1,859,103

Computed cost value @ 70% 1,301,372

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			50,000	1.69		C	84,500	50	42,250

Value at 70% 29,575 Value at 100% 42,250

