

Property at 00205 WEST MAIN STREET

Prop ID 4540205

Printed 07-Feb-2024 6:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROYAL PLAZA ASSOCIATES LLC
Second name: C/O RUBI ASSOCIATES
Address: 195 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540205 Neigh.: Zone: CR Vol: 486 Page: 1163

Assessments

Assmt category	Qty	Amount
Commerc Land	.75	315,000
Commerc Outbldg	1.00	8,880
Commerc Building	1.00	532,070
Vacant Commerc	.60	8,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Sep-1999
Sale price: 350,000
Sale valid:

Values

Mkt value :
Cost value: 1,234,786

Summary

Total assessments	864,350
Total exemptions	
Net assessment	864,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.5280
Mkt/sale :
Assmt/sale: 2.4696

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.750	600,000	450,000		450,000	315,000
Comm Primary		32,670					
UND	52	.600	20,000	12,000		12,000	8,400
Undeveloped		26,136					

1.350 acres Total land value 462,000 323,400

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	51	Bank		Basement	
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	51 Bank	100.00
Roof Type	02	Hip			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	43	B+			
Garage					
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU					

Other Features		Size	Qty
BC1	Bank Canopy	540	
BE0	Bank Vault	140	
BE2	Bank Pneumatic Tube		1

Year Built: 2005 Eff Year Built:

Commercial Valuation Summary

Main Area: 4,136 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	51	Bank	100.00	4,136	151.32	625,860
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
BC1	Bank Canopy	540	27.30			14,740
BE0	Bank Vault	140	271.05			37,950
BE2	Bank Pneumatic Tub			1	25,250	25,250
Sub-Total						703,800
Grade	B+	Factor	1.3500			950,130
CDU		C&D Factor	1.00			950,130
Depreciation		20 %				760,104
Computed cost value @ 70%						532,073

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			15,000	1.69	2005	C	25,350	50	12,680
Value at 70%									8,876
Value at 100%									12,680

