

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00209 WEST MAIN STREET

Prop ID 4540209

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: DAVID KELLY LLC
Second name:
Address: 3 DANIEL LANE
City/state: WEST SIMSBURY CT Zip: 06092

Location Information

Map: 007 Clerk map:
Lot: 4540209 Neigh.: Zone: CR Vol: 538 Page: 403

Assessments

Assmt category	Qty	Amount
Commerc Land	.34	142,800
Commerc Building	1.00	79,160
Commerc Outbldg	1.00	2,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Mar-2006
Sale price: 335,000
Sale valid:
Values
Mkt value :
Cost value: 321,314

Summary

Total assessments 224,920
Total exemptions
Net assessment 224,920

Utilities

Water Connecticut
Sewer Public sewer
Gas None

Sales ratios

Cost/sale : .9591
Mkt/sale :
Assmt/sale: .6714

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.340	600,000	204,000			204,000	142,800
Comm Primary		14,810						

.340 acres

Total land value 204,000 142,800

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	91 Unfin Basement	77.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation			2nd Floor	34 Retail	57.00
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	30	C			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU					

Year Built: 1948 Eff Year Built:

Commercial Valuation Summary

Main Area: 912 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	77.00	702	29.91	21,000
1st Floor	34	Retail	100.00	912	84.38	76,950
2nd Floor	34	Retail	57.00	520	67.50	35,100
3rd Floor						
4th Floor						

Other Features

Size

Rate

Qty

Rate

Value

Sub-Total 133,050

Grade C Factor 1.0000 133,050

CDU C&D Factor 1.00 133,050

Depreciation 15 % 113,093

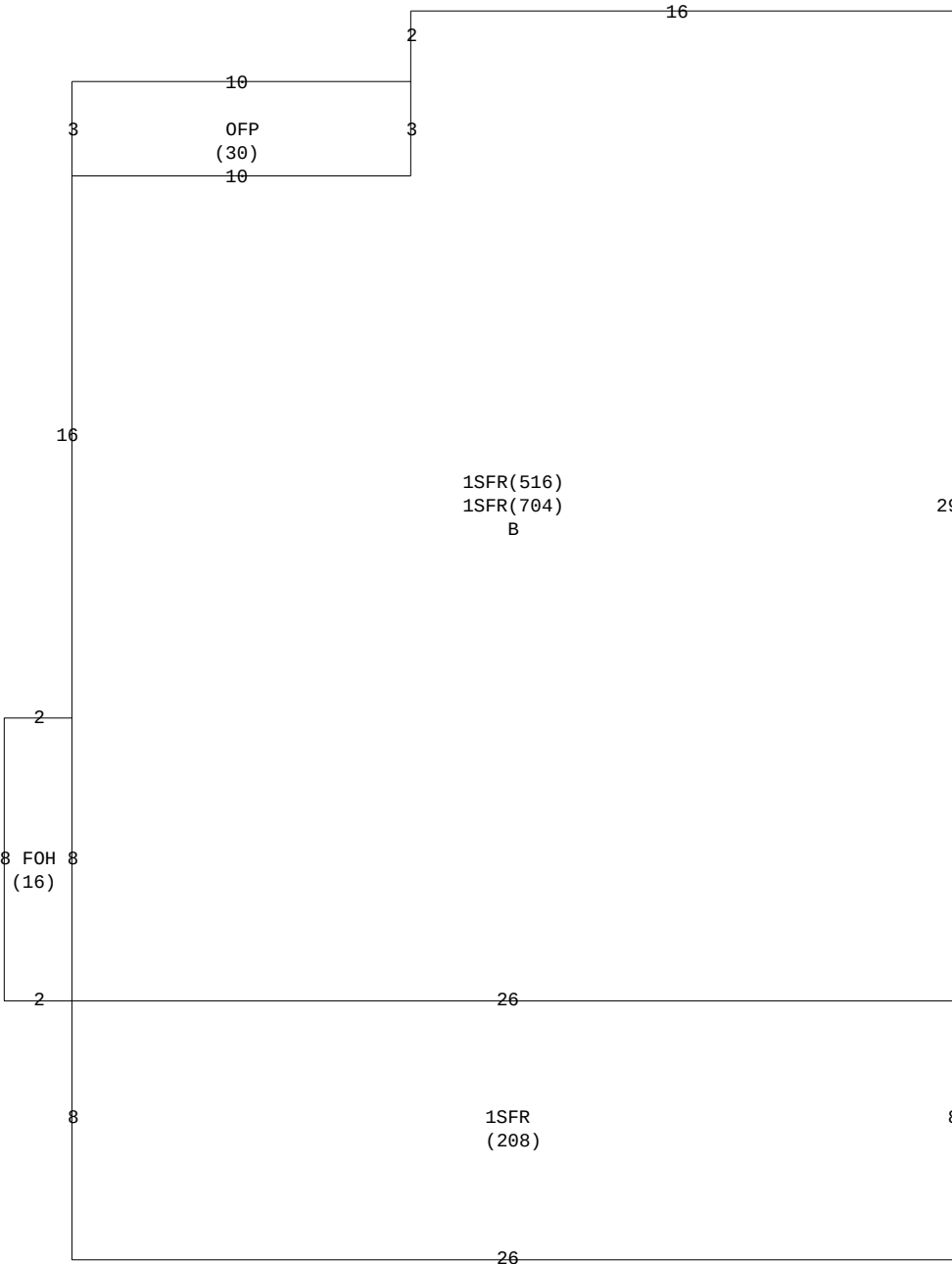
Computed cost value @ 70% 79,165

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			5,000	1.69	2006	C	8,450	50	4,230

Value at 70% 2,961

Value at 100% 4,230



REMODELED 2006