

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00221 WEST MAIN STREET

Prop ID 4540221

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROARING BROOK LLC
Second name:
Address: 8 TWO MILE ROAD
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 007 Clerk map:
Lot: 4540221 Neigh.: Zone: Vol: 797 Page: 200

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	420,000
Commerc Outbldg	1.00	141,120
Commerc Building	1.00	310,380
Vacant Commerc	.22	1,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Sep-2024
Sale price: 919,297
Sale valid: 3

Values

Mkt value :
Cost value: 1,246,657

Summary

Total assessments 872,660
Total exemptions
Net assessment 872,660

Utilities

Water Connecticut
Sewer Public sewer
Gas None

Sales ratios

Cost/sale : 1.3561
Mkt/sale :
Assmt/sale: .9493

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.000	600,000	600,000			600,000	420,000
Comm Primary		43,560						
RES	52	.220	7,500	1,650			1,650	1,155
Residual		9,583						
1.220 acres				Total land value			601,650	421,155

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	47	Auto Service	Basement	86 Support Area	100.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	47 Auto Service	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	50	A			
Garage	34	Detached 4 car			
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Commercial Valuation Summary

Main Area: 2,268 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	100.00	2,268	29.91	67,840
1st Floor	47	Auto Service	100.00	2,268	70.99	161,010
2nd Floor						
3rd Floor						
4th Floor						

Other Features

Size

Rate

Qty

Rate

Value

Sub-Total228,850

Grade A

Factor 1.5500

354,720

CDU

C&D Factor 1.25

443,400

Depreciation

%

443,400

Computed cost value @ 70%310,380

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C01 Garage	26	101	2,626	81.25	2022	B	268,837	25	201,600

Value at 70%141,120

Value at 100%201,600

