

Property at 00240 WEST MAIN STREET

Prop ID 4540240

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Administrative Information

Owner name: SUNSET OF AVON II LLC
Second name: C/O BANK OF AMERICA-CORP RE
Address: PO BOX 32547
City/state: CHARLOTTE NC Zip: 28232

Location Information

Map: 007 Clerk map:
Lot: 4540240 Neigh.: Zone: CR Vol: 322 Page: 1033

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	350,000
Vacant Commerc	.34	2,380
Commerc Outbldg	1.00	14,790
Commerc Building	1.00	1,095,090

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Aug-1996
Sale price: 300,000
Sale valid: Y

Values

Mkt value :
Cost value: 2,088,943

Summary

Total assessments	1,462,260
Total exemptions	
Net assessment	1,462,260

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 6.9631
Mkt/sale :
Assmt/sale: 4.8742

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	.340	7,500	2,550		3,400	2,380
Residual		14,810					

1.340 acres Total land value 603,400 422,380

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	05	Slab	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	50	A			
Garage	99	None			
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
BC1 Bank Canopy	920	
CP7 Canopy-Good	228	
BE0 Bank Vault	280	

Year Built: 1998 Eff Year Built:

Commercial Valuation Summary

Main Area: 6,320 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	51	Bank	100.00	6,320	151.32	956,340
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
BC1 Bank Canopy	920	27.30			25,120
CP7 Canopy-Good	228	22.25			5,070
BE0 Bank Vault	280	271.05			75,890

Sub-Total 1,062,420

Grade	A	Factor 1.5500	1,646,750
CDU		C&D Factor 1.00	1,646,750
Depreciation		5 %	1,564,413

Computed cost value @ 70% 1,095,089

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			25,000	1.69	1998	C	42,250	50	21,130

Value at 70% 14,791 Value at 100% 21,130

