

Property at 00248 WEST MAIN STREET

Prop ID 4540248

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Administrative Information

Owner name: KP SC AVON LLC
Second name: C/O TOWN FAIR TIRE
Address: 460 COE AVENUE
City/state: EAST HAVEN CT Zip: 06512

Location Information

Map: 007 Clerk map:
Lot: 4540248 Neigh.: Zone: Vol: 801 Page: 32

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	630,000
Commerc Outbldg	1.00	14,790
Commerc Building	1.00	447,560

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 19-Feb-2025
Sale price: 2,287,500
Sale valid:

Values

Mkt value :
Cost value: 1,560,500

Summary

Total assessments	1,092,350
Total exemptions	
Net assessment	1,092,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6822
Mkt/sale :
Assmt/sale: .4775

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						

2.000 acres Total land value 900,000 630,000

Commercial Valuation Summary

Main Area: 9,044 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	47	Auto Service	100.00	9,044	78.88	713,390
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
AC1 Air Conditioning	2,880	4.00			11,520

Sub-Total 724,910

Grade	B	Factor	1.2600	913,390
CDU		C&D Factor	1.00	913,390
Depreciation		30 %		639,373

Computed cost value @ 70% 447,561

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	47	Auto Service		Basement	
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	47 Auto Service	100.00
Roof Type	05	Flat			
Foundation	05	Slab	2nd Floor		
Interior Walls	02	Drywall			
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	40	B	Other Features	Size	Qty
Garage	98	Other	AC1 Air Conditioning	2,880	
Basement	99	None			
Bsmt Finish					
Air Cond	02	Partial Central			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1972	Eff Year Built:	

Outbuilding Information

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

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

