

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00260 WEST MAIN STREET

Prop ID 4540260

Printed 06-Mar-2025 4:00 PM

Design and Layout (C) Right/Angles

Administrative Information

Owner name: KP SC AVON LLC
Second name:
Address: 257 MAMARONEK AVENUE #2
City/state: WHITE PLAINS NY Zip: 10605

Location Information

Map: 007 Clerk map: 14 014
Lot: 4540260 Neigh.: Zone: CR Vol: 801 Page: 16

Assessments

Assmt category	Qty	Amount
Commerc Land	4.00	1,680,000
Commerc Building	1.00	2,370,160
Commerc Outbldg	1.00	39,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Feb-2025
Sale price: 7,500,000
Sale valid:

Values

Mkt value :
Cost value: 5,876,386

Summary

Total assessments 4,113,470
Total exemptions
Net assessment 4,113,470

Utilities

Water Connecticut
Sewer Public sewer
Gas CNG

Sales ratios

Cost/sale : .7835
Mkt/sale :
Assmt/sale: .5485

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	4.000	600,000	2,400,000			2,400,000	1,680,000
Comm Primary		174,240						
RES	52	3.340	7,500	25,050			33,400	23,380
Residual		145,490						
		7.340 acres		Total land value			2,433,400	1,703,380

Commercial Valuation Summary

Main Area: 39,650 Construction Type: Wood Frame

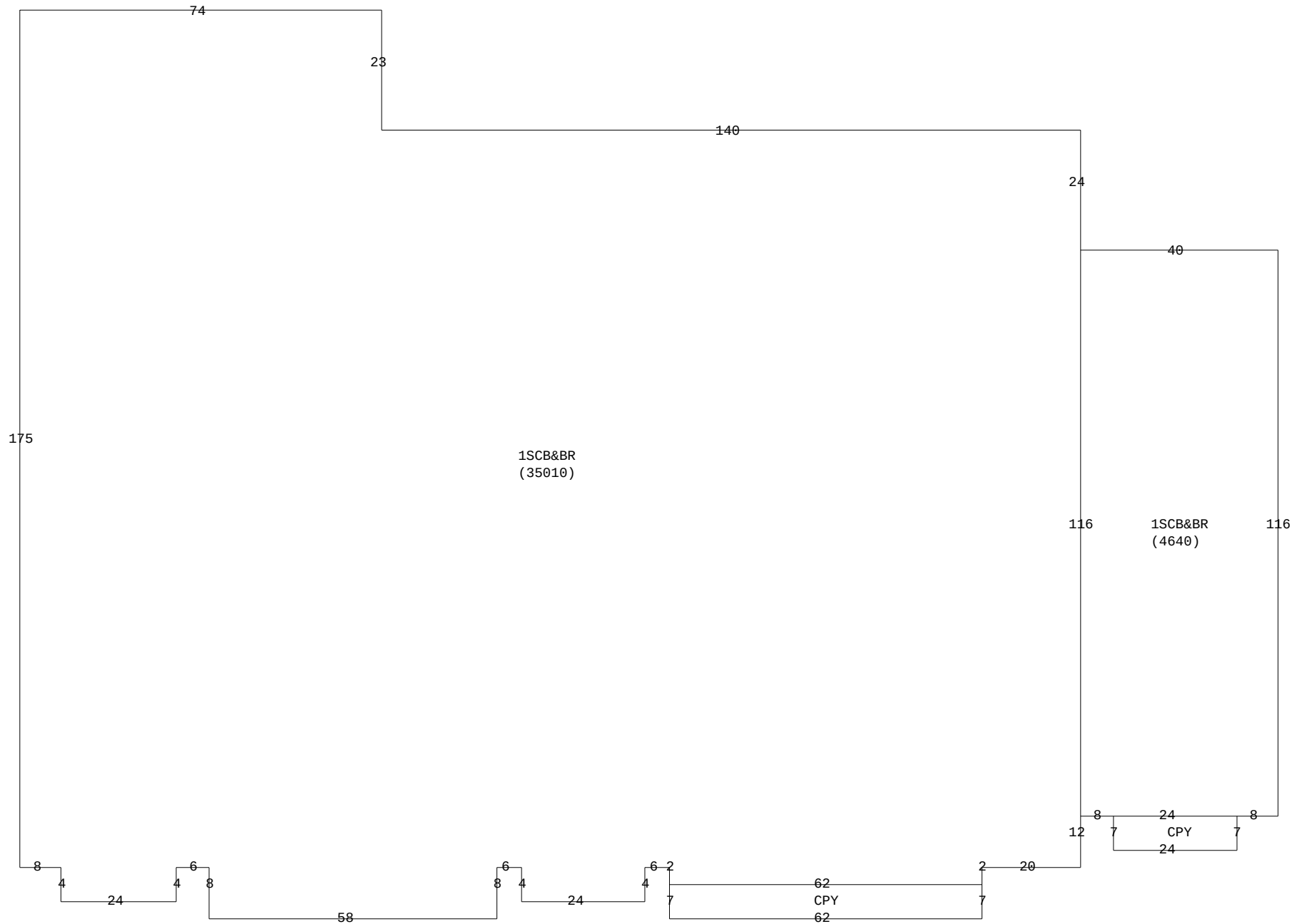
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	39,650	84.38	3,345,670
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7	Canopy-Good	434	22.25			9,660
CP7	Canopy-Good	168	22.25			3,740
Sub-Total						3,359,070
Grade	B	Factor	1.2600			4,232,430
CDU		C&D Factor	1.00			4,232,430
Depreciation		20 %				3,385,944
Computed cost value @ 70%						2,370,161

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail		Basement	
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	02	Hip			
Foundation	05	Slab	2nd Floor		
Interior Walls	02	Drywall			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B	Other Features		Size Qty
Garage	99	None	CP7	Canopy-Good	434
Basement	99	None	CP7	Canopy-Good	168
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
		Year Built: 1995	Eff Year Built:		

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			67,500	1.69		C	114,075	50	57,040
Value at 70%		39,928					Value at 100%		57,040



.28 ACS CONVEYED FROM 268 WEST MAIN 5-13-14 V 673 P 943 T/C MAP #14-14
WARR DEED V801 P12 2-19-25