

Property at 00275 WEST MAIN STREET

279

Prop ID 4540275

Printed 28-Feb-2025 8:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWO HUNDRED SEVENTY FIVE WEST
 Second name: MAIN AVON LLC
 Address: 30 NE INDUSTRIAL ROAD
 City/state: BRANFORD CT Zip: 06405

Location Information

Map: 007 Clerk map: 24 016
 Lot: 4540275 Neigh.: Zone: CR Vol: 755 Page: 970

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	315,000
Resident Outbldg	2.00	95,770
Resident Excess	7.78	40,850

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Feb-2021
 Sale price: 222,140
 Sale valid: 8

Values

Mkt value :
 Cost value: 814,543

Summary

Total assessments	570,180
Total exemptions	
Net assessment	570,180

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.6668
 Mkt/sale :
 Assmt/sale: 2.5668

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	600,000	600,000		.25	450,000	315,000
Primary Site 87,120								
RES	12	.790	7,500	5,925			5,925	4,148
Residual 34,412								
OPEN	12	6.990	7,500	52,425			52,425	36,698
Open 304,484								

9.780 acres

Total land value

508,350

355,846

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	07	Stone		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	3
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1945	

Building Valuation Summary

			Area	
Dwelling	Masonry	2 story w/bsmt	816	187,640
Basement	Full			
Heating	Yes	A/C Yes		5,420
Plumbing	1 F/B	H/B 3 Add'l fix.	Wh/p	1,500
Attic	None	Attic size: 816		
Additions				34,711
Other Features	WB Stks	Bsmt Gar		12,000
Sub-Total				241,271
Grade	C+	Factor 1.0800		260,573
CDU		C&D Factor 1.00		260,573
Depreciation		35 %		169,372
Computed cost value @ 70%				118,560

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	189	2,580
L Living Area	MAFF Masonry first floor	299	26,284
L Living Area	BSMT Basement addition	299	4,081
P Porches, Patios, Decks	FEFF Frame enclosed first	25	1,766

Total additions 34,711

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	30.48		C	19,020	50	9,510
Block Detach Garage									
C18 1 story frame	38	67	2,546	200.0	1948	C	509,200	75	127,300
Value at 70%				95,767	Value at 100%				136,810

