

Property at 00290 WEST MAIN STREET

Prop ID 4540290

Printed 07-Feb-2024 6:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TWO NINETY CLIPPER
Second name: CENTER LLC
Address: P O BOX 1322
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540290 Neigh.: Zone: CR Vol: 311 Page: 0358

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	420,000
Vacant Commerc	.80	4,200
Commerc Outbldg	1.00	8,880
Commerc Building	1.00	702,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Sep-1995
Sale price: 1,400,000
Sale valid: Y

Values

Mkt value :
Cost value: 1,622,114

Summary

Total assessments	1,135,480
Total exemptions	
Net assessment	1,135,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1587
Mkt/sale :
Assmt/sale: .8111

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	.800	7,500	6,000		6,000	4,200
Residual		34,848					

1.800 acres

Total land value

606,000

424,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	91 Unfin Basement	100.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	34 Retail	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B			
Garage	99	None			
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1985	Eff Year Built:
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Commercial Valuation Summary

Main Area: 10,720 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	100.00	10,720	29.91	320,640
1st Floor	34	Retail	100.00	10,720	84.38	904,550

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total

1,225,190

Grade	B	Factor	1.2600	1,543,740
CDU		C&D Factor	1.00	1,543,740
Depreciation		35 %		1,003,431

Computed cost value @ 70%

702,402

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			15,000	1.69		C	25,350	50	12,680

Value at 70%

8,876

Value at 100%

12,680

