

Property at 00300 WEST MAIN STREET

Prop ID 4540300

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Administrative Information

Owner name: THREE HUNDRED
Second name: WEST MAIN STREET LLC
Address: 302 WEST MAIN STREET STE 100
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540300 Neigh.: Zone: CR Vol: 805 Page: 72

Assessments

Assmt category	Qty	Amount
Commerc Land	1.10	462,000
Commerc Building	1.00	706,360
Commerc Outbldg	1.00	17,750

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 01-Jul-2025
Sale price: 1,900,000
Sale valid:

Values

Mkt value :
Cost value: 1,694,443

Summary

Total assessments	1,186,110
Total exemptions	
Net assessment	1,186,110

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8918
Mkt/sale :
Assmt/sale: .6243

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.100	600,000	660,000			660,000	462,000
Comm Primary		47,916						

1.100 acres Total land value 660,000 462,000

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement	31 Restaurant	45.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	31 Restaurant	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	40.00
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	37	B-			
Garage					
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1965 Eff Year Built: 2010

Commercial Valuation Summary

Main Area: 7,132 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	31	Restaurant	45.00	3,209	80.92	259,670
1st Floor	31	Restaurant	100.00	7,132	107.89	769,470
2nd Floor	53	Office Building	40.00	2,853	104.36	297,740
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 1,326,880

Grade	B-	Factor	1.1700	1,552,450
CDU		C&D Factor	1.00	1,552,450
Depreciation		35 %		1,009,093

Computed cost value @ 70% 706,365

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			30,000	1.69		C	50,700	50	25,350

Value at 70% 17,745 Value at 100% 25,350

