

Property at 00302 WEST MAIN STREET

Prop ID 4540302

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Administrative Information

Owner name: THREE HUNDRED TWO
Second name: WEST MAIN STREET LLC
Address: P O BOX 665
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540302 Neigh.: Zone: CR Vol: 380 Page: 633

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	350,000
Commerc Outbldg	1.00	23,660
Vacant Commerc	2.46	12,930
Commerc Building	1.00	1,538,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-1999
Sale price: 2,050,000
Sale valid: Y

Values

Mkt value :
Cost value: 2,750,800

Summary

Total assessments	1,925,560
Total exemptions	
Net assessment	1,925,560

Utilities

Water	None
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3419
Mkt/sale :
Assmt/sale: .9393

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	2.000	250,000	500,000		500,000	350,000
Comm Primary		87,120					
RES	52	2.462	7,500	18,465		18,465	12,926
Residual		107,245					

4.462 acres Total land value 518,465 362,926

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	53 Office Building	100.00
Exterior Walls					
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	100.00
Roof Type	05	Flat			
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	33	C+	Other Features	Size	Qty
Garage			EL1 Elevator-Pass		1
Basement	05	Walk-out	CP7 Canopy-Good	750	
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	04	Average	Year Built: 1987	Eff Year Built:	

Commercial Valuation Summary

Main Area: 17,542 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	53	Office Building	100.00	17,542	97.84	1,716,310
1st Floor	53	Office Building	100.00	17,542	130.45	2,288,350
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass			1	50,000	50,000
CP7 Canopy-Good	750	22.25			16,690

Sub-Total 4,071,350

Grade	C+	Factor	1.0800	4,397,060
CDU		C&D Factor	1.00	4,397,060
Depreciation		50 %		2,198,530

Computed cost value @ 70% 1,538,971

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			40,000	1.69		C	67,600	50	33,800

Value at 70% 23,660 Value at 100% 33,800

