

Property at 00304 WEST MAIN STREET

Prop ID 4540304

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Administrative Information

Owner name: AVON RETAIL LLC
Second name: C/O TOMASETTI KULAS & CO PC
Address: 631 FARMINGTON AVE
City/state: HARTFORD CT Zip: 06105

Location Information

Map: 007 Clerk map:
Lot: 4540304 Neigh.: Zone: Vol: 710 Page: 862

Assessments

Assmt category	Qty	Amount
Commerc Land	.91	382,200
Commerc Building	1.00	409,600
Commerc Outbldg	1.00	5,920

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Jun-2017
Sale price: 1,410,000
Sale valid:

Values

Mkt value :
Cost value: 1,139,600

Summary

Total assessments	797,720
Total exemptions	
Net assessment	797,720

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8082
Mkt/sale :
Assmt/sale: .5658

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.910	600,000	546,000			546,000	382,200
Comm Primary		39,640						

.910 acres Total land value 546,000 382,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	91 Unfin Basement	25.00
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	05	Electric B/B			
Fuel Type	03	Electric	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features	Size	Qty
Garage	99	None			
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair	Year Built: 1950	Eff Year Built:	

Commercial Valuation Summary

Main Area: 9,100 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	25.00	2,275	29.91	68,050
1st Floor	34	Retail	100.00	9,100	84.38	767,860

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	835,910
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Grade	C	Factor	1.0000	835,910
CDU		C&D Factor	1.00	835,910
Depreciation		30 %		585,137

Computed cost value @ 70%	409,596
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			10,000	1.69		C	16,900	50	8,450

Value at 70% 5,915

Value at 100% 8,450

