

Property at 00320 WEST MAIN STREET

Prop ID 4540320

Printed 07-Feb-2024 6:43 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEXHAM AVON LLC
Second name: PENTHOUSE
Address: 274 RIVERSIDE AVENUE
City/state: WESTPORT CT Zip: 06880

Location Information

Map: 007 Clerk map:
Lot: 4540320 Neigh.: Zone: CR Vol: 512 Page: 1175

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	840,000
Commerc Building	1.00	1,558,170
Commerc Outbldg	1.00	23,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Dec-2004
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 3,468,557

Summary

Total assessments	2,427,990
Total exemptions	
Net assessment	2,427,990

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	2.000	600,000	1,200,000			1,200,000	840,000
Comm Primary		87,120						
RES	52	.880	7,500	6,600			8,800	6,160
Residual		38,333						

2.880 acres Total land value 1,208,800 846,160

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	91 Unfin Basement	70.00
Exterior Walls	02	BR/CB			
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	37	B-	Other Features	Size	Qty
Garage					
Basement	02	Partial			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1990	Eff Year Built:	

Commercial Valuation Summary

Main Area: 27,792 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	91	Unfin Basement	70.00	19,454	29.91	581,870
1st Floor	34	Retail	100.00	27,792	84.38	2,345,090

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total 2,926,960

Grade	B-	Factor	1.1700	3,424,540
CDU		C&D Factor	1.00	3,424,540
Depreciation		35 %		2,225,951

Computed cost value @ 70% 1,558,166

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

