

Property at 00328 WEST MAIN STREET

Prop ID 4540328

Printed 03-Feb-2026 3:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SWAMP MAPLE FARM LLC
Second name:
Address: 328 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540328 Neigh.: Zone: Vol: 808 Page: 001

Assessments

Assmt category	Qty	Amount
Commerc Land	.75	236,250
Commerc Building	1.00	147,350
Commerc Outbldg	1.00	2,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-1994
Sale price: 45,000
Sale valid:

Values

Mkt value :
Cost value: 552,229

Summary

Total assessments	386,560
Total exemptions	
Net assessment	386,560

Utilities

Water	None
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 12.2718
Mkt/sale :
Assmt/sale: 8.5902

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.750	600,000	450,000		.25	337,500	236,250
Comm Primary		32,670						

.750 acres Total land value 337,500 236,250

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	86 Support Area	42.00
Exterior Walls	03	BR/FR			
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	40.00
Roof Type	01	Gable		45 Warehouse	60.00
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	18.00
Interior Walls	02	Drywall			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C			
Garage					
Basement	02	Partial			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1946	Eff Year Built:
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Commercial Valuation Summary

Main Area: 3,720 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	42.00	1,562	29.91	46,720
1st Floor	53	Office Building	40.00	1,488	130.45	194,110
	45	Warehouse	60.00	2,232	49.39	110,240
2nd Floor	53	Office Building	18.00	670	104.36	69,920

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	420,990
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Grade	C	Factor	1.0000	420,990
CDU	0	C&D Factor	1.00	420,990
Depreciation		50 %		210,495

Computed cost value @ 70%	147,347
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			5,000	1.69		C	8,450	50	4,230

Value at 70%	2,961	Value at 100%	4,230
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