

Property at 00332 WEST MAIN STREET

Prop ID 4540332

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

Administrative Information

Owner name: THREE HUNDRED THIRTY TWO WEST
Second name: MAIN LLC
Address: 332 WEST MAIN STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4540332 Neigh.: Zone: Vol: 761 Page: 133

Assessments

Assmt category	Qty	Amount
Commerc Land	.96	302,400
Commerc Building	1.00	318,260
Commerc Outbldg	1.00	11,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2021
Sale price: 1,000,000
Sale valid:

Values

Mkt value :
Cost value: 903,557

Summary

Total assessments	632,490
Total exemptions	
Net assessment	632,490

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9036
Mkt/sale :
Assmt/sale: .6325

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.960	600,000	576,000	TO	.25	432,000	302,400
Comm Primary	41,818				Topography			

.960 acres Total land value 432,000 302,400

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail	Basement	86 Support Area	100.00
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	34 Retail	12.00
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	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1997	Eff Year Built:
------------------	-----------------

Commercial Valuation Summary

Main Area: 4,536 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	100.00	4,536	29.91	135,670
1st Floor	34	Retail	100.00	4,536	84.38	382,750
2nd Floor	34	Retail	12.00	544	67.50	36,720
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
----------------	------	------	-----	------	-------

Sub-Total	555,140
-----------	---------

Grade	B-	Factor 1.1700	649,510
CDU		C&D Factor 1.00	649,510
Depreciation		30 %	454,657

Computed cost value @ 70%	318,260
---------------------------	---------

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900

Value at 70%	11,830	Value at 100%	16,900
--------------	--------	---------------	--------

