

Property at 00336 WEST MAIN STREET

Prop ID 4540336

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Administrative Information

Owner name: G & L AVON LLC
Second name: C/O INVESTMENT CAPITAL PARTN
Address: 1077 BRIDGEPORT AVE STE 201
City/state: SHELTON CT Zip: 06484

Location Information

Map: 007 Clerk map:
Lot: 4540336 Neigh.: Zone: CR Vol: 566 Page: 096

Assessments

Assmt category	Qty	Amount
Commerc Land	.77	404,250
Commerc Building	1.00	538,710
Commerc Outbldg	1.00	2,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Oct-2007
Sale price: 2,150,000
Sale valid:

Values

Mkt value :
Cost value: 1,351,314

Summary

Total assessments	945,920
Total exemptions	
Net assessment	945,920

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .6285
Mkt/sale :
Assmt/sale: .4400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.770	750,000	577,500		577,500	404,250
Comm Primary	33,541						

.770 acres Total land value 577,500 404,250

Commercial Valuation Summary

Main Area: 4,463 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	31	Restaurant	100.00	4,463	107.89	481,510
2nd Floor						
3rd Floor						
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler	4,500	2.10			9,450

Sub-Total 490,960

Grade	A+	Factor 1.6500	810,080
CDU		C&D Factor 1.00	810,080
Depreciation		5 %	769,576

Computed cost value @ 70% 538,703

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement		
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	31 Restaurant	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	53	A+	Other Features	Size	Qty
Garage	99	None	SS1 Wet Sprinkler	4,500	
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU			Year Built: 2000	Eff Year Built:	

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

