

Property at 00339 WEST MAIN STREET

Prop ID 4540339

Printed 07-Feb-2024 6:44 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: 4540339 Neigh.: Zone: Vol: 512 Page: 1175

Assessments

Assmt category	Qty	Amount
Commerc Land	2.00	840,000
Commerc Outbldg	1.00	23,660
Commerc Building	1.00	1,555,380
Vacant Commerc	.20	1,050

Exemptions

Exempt	Cat	Amount

Last sale

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

Values

Mkt value :
Cost value: 3,457,271

Summary

Total assessments	2,420,090
Total exemptions	
Net assessment	2,420,090

Utilities

Water	None
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	.200	7,500	1,500			1,500	1,050
Residual		8,712						

2.200 acres Total land value 1,201,500 841,050

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement		
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	52 Medical Office	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	02	Fire Resistant			
Grade	40	B	Other Features	Size	Qty
Garage			CP7 Canopy-Good	2,389	
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1979	Eff Year Built: 2011	

Commercial Valuation Summary

Main Area: 13,152 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	52	Medical Office	100.00	13,152	144.94	1,906,250
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7 Canopy-Good		2,389	22.25			53,160

Sub-Total 1,959,410

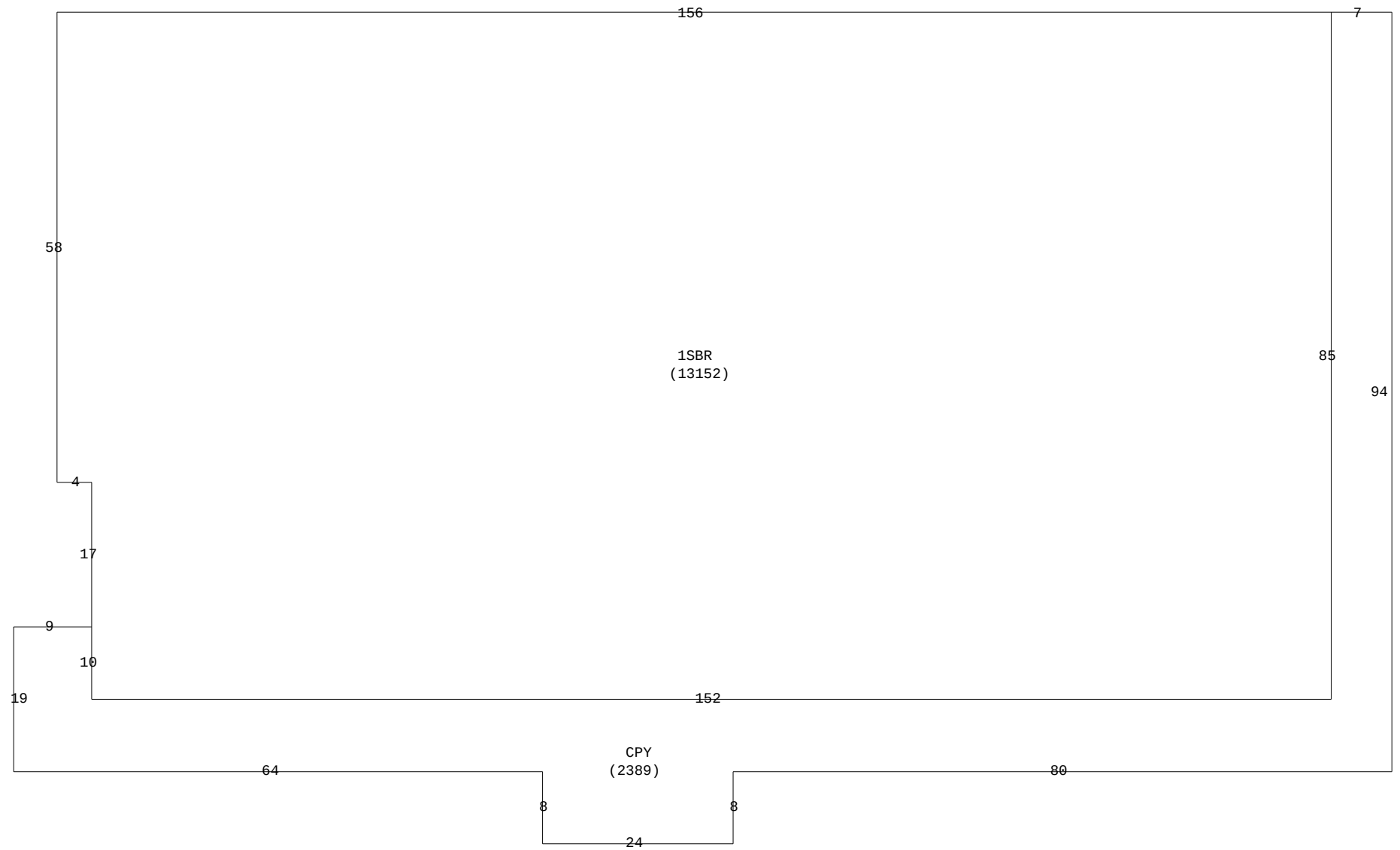
Grade	B	Factor	1.2600	2,468,860
CDU		C&D Factor	1.00	2,468,860
Depreciation		10 %		2,221,974

Computed cost value @ 70% 1,555,382

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

Scale: 1" = 17.61 feet



SALE 12-17-04 \$7,193,610 INCLUDES 320 WEST MAIN STREET