

Property at 00380 WEST MAIN STREET

Prop ID 4540380

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Administrative Information

Owner name: AVON MARKETPLACE INVESTORS LLC
Second name: C/O DAVID ADAM REALTY
Address: P O BOX 5040
City/state: WESTPORT CT Zip: 06881

Location Information

Map: 007 Clerk map:
Lot: 4540380 Neigh.: Zone: CR Vol: 508 Page: 1206

Assessments

Assmt category	Qty	Amount
Commerc Land	7.00	4,900,000
Commerc Building	1.00	8,548,640
Commerc Outbldg	1.00	132,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Mar-1999
Sale price: 12,798,241
Sale valid: Y

Values

Mkt value :
Cost value: 19,447,743

Summary

Total assessments	13,613,420	
Total exemptions		
Net assessment	13,613,420	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.5196
Mkt/sale :
Assmt/sale: 1.0637

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	7.000	1,000,0	7,000,000			7,000,000	4,900,000
Comm Primary		304,920						
RES	52	6.080	7,500	45,600			45,600	31,920
Residual		264,845						

13.080 acres

Total land value 7,045,600 4,931,920

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail		Basement	
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	85.00
Roof Type	05	Flat		31 Restaurant	15.00
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	02	Carpeting	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	53	A+	Other Features	Size	Qty
Garage			CP7 Canopy-Good	4,383	
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1994 Eff Year Built:

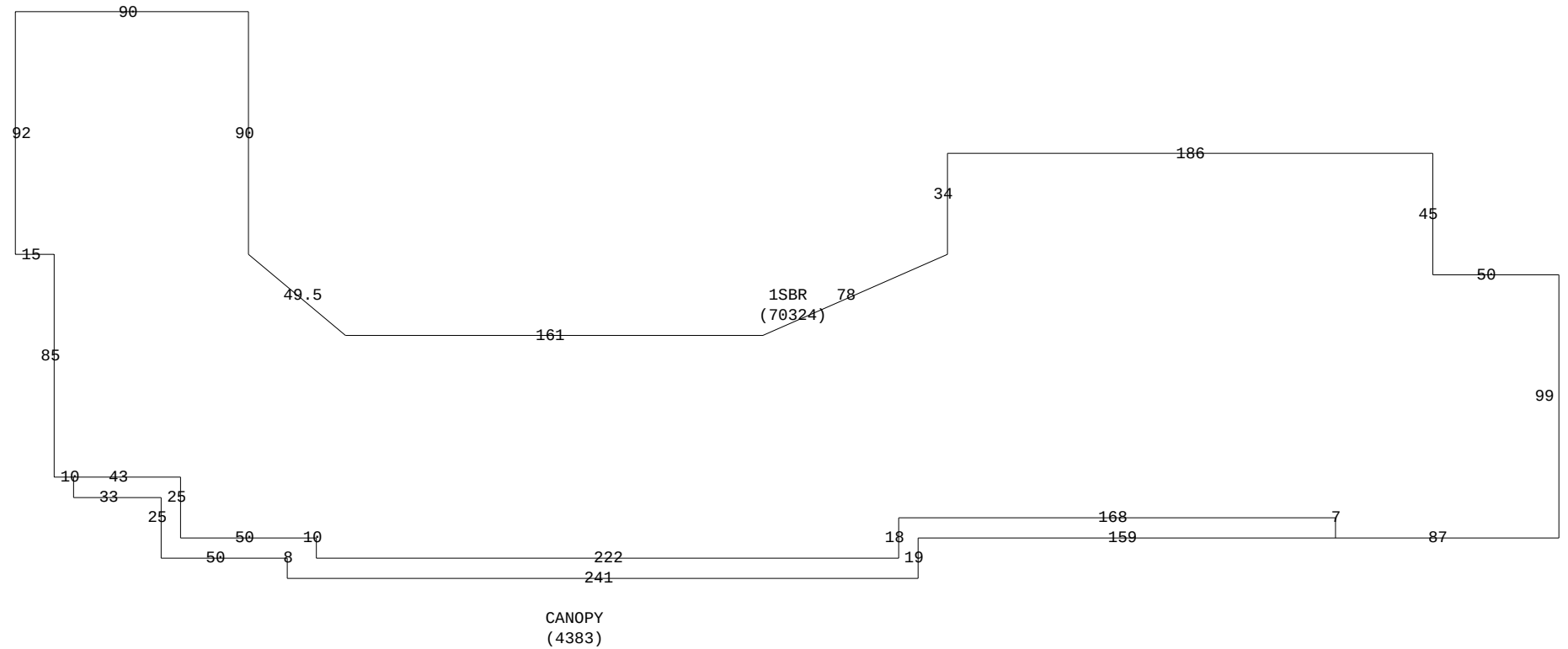
Commercial Valuation Summary

Main Area: 70,324 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	85.00	59,775	93.75	5,603,910
	31	Restaurant	15.00	10,549	119.88	1,264,610
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7	Canopy-Good	4,383	22.25			97,520
Sub-Total						
						6,966,040
Grade	A+	Factor	1.6500			11,493,970
CDU		C&D Factor	1.25			14,367,463
Depreciation			15 %			12,212,344
			Computed cost value @ 70%			8,548,641

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			165,00	2.30		C	379,500	50	189,800
Value at 70%									
			132,860	Value at 100%			189,800		



EASEMENT - WIRELESS COMMUNICATION V 772 P 1030 3-8-22
WALDMAN AVON LLC TO COLUMBIA PRIVATE TRUST V813 P414 03-27-26

COLUMBIA PRIVATE TRUST TO SIMON FOX AVON LLC V813 P420 3-27-26
17% INTEREST ONLY SIMON FOX LLC 83% AVON MARKETPLACE INVESTORS LLC