

Property at 00395 WEST MAIN STREET

Prop ID 4540395

Printed 07-Feb-2024 6:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NOVA CENTER COMPANY THE
Second name: C/O RUBI MANAGEMENT
Address: 195 WEST MAIN ST SUITE 2
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4540395 Neigh.: Zone: CR Vol: 146 Page: 0002

Assessments

Assmt category	Qty	Amount
Commerc Land	1.75	735,000
Commerc Outbldg	1.00	11,830
Commerc Building	1.00	961,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Apr-1984
Sale price: 725,000
Sale valid:

Values

Mkt value :
Cost value: 2,441,571

Summary

Total assessments	1,709,100
Total exemptions	
Net assessment	1,709,100

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.3677
Mkt/sale :
Assmt/sale: 2.3574

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	1.750	600,000	1,050,000			1,050,000	735,000
Comm Primary		76,230						
RES	52	.200	7,500	1,500			1,500	1,050
Residual		8,712						

1.950 acres Total land value 1,051,500 736,050

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	34	Retail		Basement	
Exterior Walls					
Roof Material	05	Tar and Gravel	1st Floor	34 Retail	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			
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
CP6 Canopy-Average	1,104	

Year Built: 1972 Eff Year Built:

Commercial Valuation Summary

Main Area: 15,320 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	34	Retail	100.00	15,320	93.75	1,436,250

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CP6 Canopy-Average	1,104	15.25			16,840

Sub-Total 1,453,090

Grade	B	Factor	1.2600	1,830,890
CDU		C&D Factor	1.00	1,830,890
Depreciation		25 %		1,373,168

Computed cost value @ 70% 961,218

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

