

Administrative Information	
Owner name:	OAVX ASSOCIATES LLC
Second name:	
Address:	39 EAST MAIN STREET
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	616
Basement	Full		126,200
Heating	Yes	A/C Yes	3,830
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	
Other Features		Unfin	3,500
Sub-Total			130,030
Grade	C+	Factor 1.0800	140,430
CDU		C&D Factor 1.00	140,430
Depreciation		50 %	70,220
Computed cost value @ 70%			49,150

Location Information					
Map: 008	Clerk map:				
Lot: 2140029	Neigh.:				
Zone: CS	Vol: 380				
Page: 102					
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-Sep-1972
Commerc Land	3.00	840,000			Sale price:
Commerc Building	8.00	1,204,050			Sale valid:
Commerc Outblgd	1.00	23,660			Values
Vacant Commerc	.81	4,270			Mkt value :
				Cost value: 2,959,970	
Summary		Utilities		Sales ratios	
Total assessments	2,071,980	Water	Avon	Cost/sale :	
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	2,071,980	Gas	None	Assmt/sale:	

Building additions

Category	Type	Area	Value
Total additions			

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	3,000	400,000				1,200,000	840,000
Comm Primary		130,680						
RES	52	.814	7,500				6,105	4,270
Residual		35,458						
		3.8140 acres		Total land value			1,206,105	844,270

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	Garage cars
Interior Walls	04	Panel	Bedrooms	Unfinished area
Floors		Unknown	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	1 Masonry trim sf
Fuel		Unknown	Half Baths	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,011
Garage	99	None	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air	Actual Year Built: 1950	
Interior Cond	03	Fair		
Exterior Cond	03	Fair		

Outbuilding Information

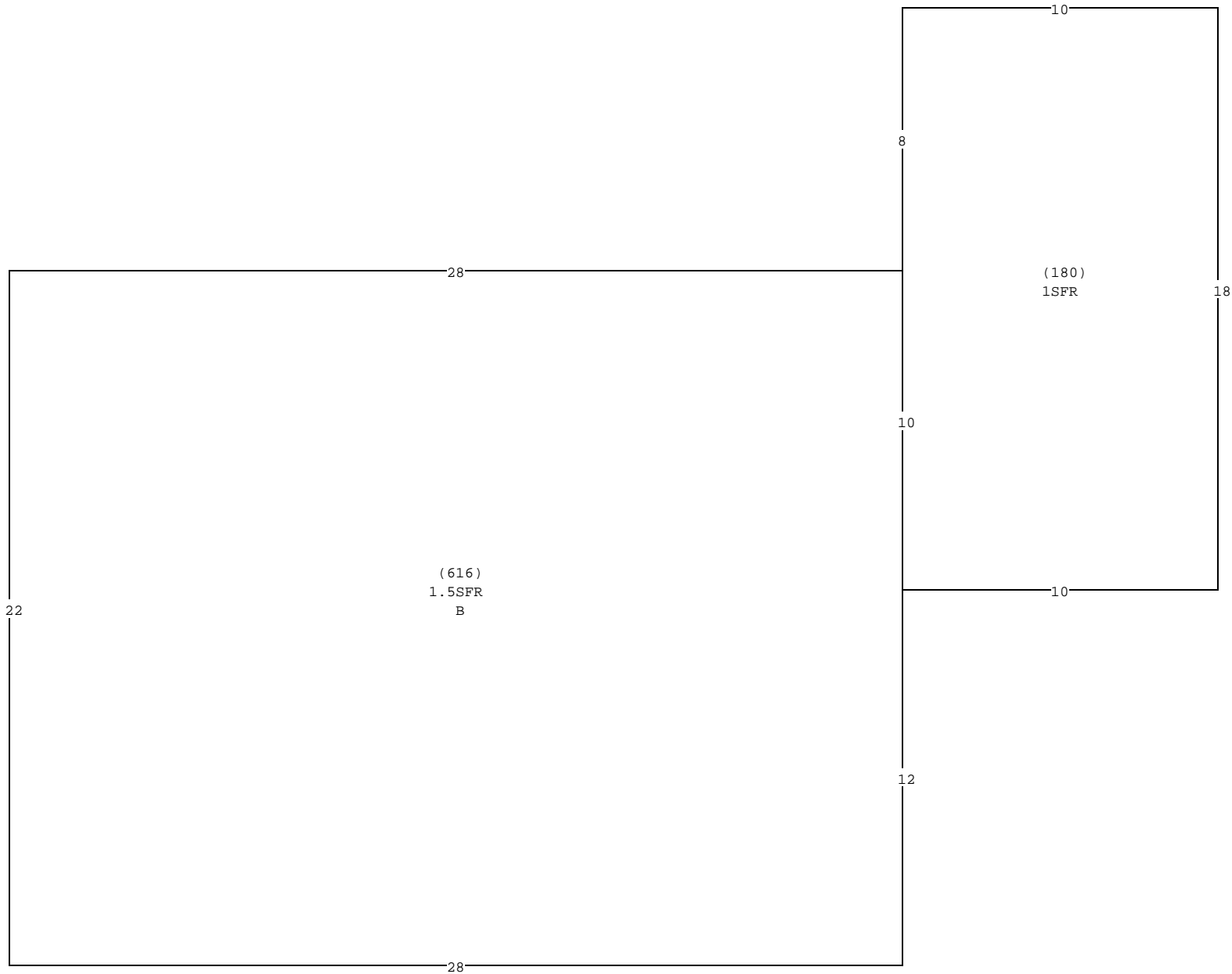
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PAL Asphalt Paving			40,000	1.69		C	67,600	50	33,800
Value at 70%		23,660	Value at 100%		33,800				

Property at 00029 EAST MAIN STREET

Prop ID 2140029

Printed 26-Jan-2012 6:33 PM

Design and Layout (C) Right/Angles



Notes: CARD #1=BLDG 29 CARD #2=BLDG 31 CARD #3=BLDG 33 CARD #4=BLDG 35
CARD #5=BLDG 37 CARD #6=BLDG 41 CARD #7=BLDG 39 CARD #8=BLDG 45