

Property at 00085 EAST MAIN STREET

Prop ID 2140085

Printed 13-May-2015 8:49 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	TEKS REAL ESTATE LLC
Second name:	
Address:	85 EAST MAIN STREET
City/state:	AVON CT
Zip:	06001

Location Information					
Map: 008	Clerk map:				
Lot: 2140085	Neigh.:	Zone:	Vol: 653 Page: 594		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Dec-2012
Commerc Land	1.25	350,000			Sale price: 850,000
Commerc Building	1.00	238,950			Sale valid:
Vacant Commerc	.25	3,500			Values
Commerc Outldg	1.00	8,880			Mkt value :
					Cost value: 859,040
Summary			Utilities		Sales ratios
Total assessments	601,330		Water	Well	Cost/sale : 1.0106
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment	601,330		Gas		Assmt/sale: .7074

Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1,250	400,000	500,000		500,000	350,000
Comm Primary		54,450					
UND	52	.250	20,000	5,000		5,000	3,500
Undeveloped		10,890					
1.500 acres				Total land value		505,000	353,500

Commercial Building Information					
Subject	Code	Description	Use	Description	Perc
Primary Use	31	Restaurant	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	31 Restaurant	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	86 Support Area	22.00
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	33	C+	Other Features	Size	Qty
Garage					
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1978	Eff Year Built: 2013	

Commercial Valuation Summary						
Main Area:		3,640		Construction Type: Wood Frame		
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	31	Restaurant	100.00	3,640	84.38	307,140
2nd Floor	86	Support Area	22.00	801	31.91	25,560
3rd Floor						
4th Floor						
Other Features	Size	Rate	Qty	Rate	Value	
Sub-Total						
						332,700
Grade	C+	Factor 1.0800		359,320		
CDU		C&D Factor 1.00		359,320		
Depreciation		5 %		341,350		
Computed cost value @ 70%						238,950

Outbuilding Information							
Description	Wid	Len	Area	Rate	Year Cnd	RCN	Depr Value
PA1 Asphalt Paving			15,000	1.69	C	25,350	50 12,680
RS1 Frame Utility Shed	8	12	96	20.00	C	1,920	100
Value at 70%				8,880	Value at 100% 12,680		

