

Property at 00030 TOWER LANE

Prop ID 4370030

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Administrative Information	
Owner name:	E N E REALTY ASSOCIATES LLC
Second name:	
Address:	30 TOWER LANE
City/state:	AVON CT Zip: 06001

Location Information					
Map: 007	Clerk map:				
Lot: 4370030	Neigh.:	Zone: IP	Vol: 288 Page: 748		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Dec-1993
Commerc Land	2.48	173,600			Sale price: 720,000
Commerc Outbldg	1.00	18,930			Sale valid: N
Commerc Building	1.00	2,541,930			Values
Summary		Utilities		Sales ratios	
Total assessments	2,734,460		Water	Avon	Cost/sale : 5.4255
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment	2,734,460		Gas	None	Assmt/sale: 3.7979

Land Information						
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value 70% Value
CPRI	21	2.480	100,000			248,000 173,600
Comm Primary		108,029				
		2.4800 acres		Total land value		248,000 173,600

Commercial Building Information						
Subject	Code	Description	Use	Description	Perc	
Primary Use	53	Office Building	Basement	84 Storage	23.00	
Exterior Walls	02	BR/CB				
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	84.00	
Roof Type	05	Flat				
Foundation	01	Poured Concrete	2nd Floor	53 Office Building	90.00	
Interior Walls	02	Drywall				
Floors	02	Carpeting	3rd Floor	53 Office Building	90.00	
Heating System	08	Unit Heater/AC				
Fuel Type	03	Electric	4th Floor	53 Office Building	90.00	
Construct Type	02	Fire Resistant				
Grade	37	B-	Other Features		Size	Qty
Garage	99	None	EL1 Elevator-Pass			1
Basement	02	Partial				
Bsmt Finish	01	Unfinished				
Air Cond	03	Wall Units				
Interior Cond	05	Good				
External Cond	05	Good				
CDU	05	Good	Year Built: 1980	Eff Year Built:		

Commercial Valuation Summary						
Main Area:		9,908	Construction Type: Fire Resistant			
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	23.00	2,279	33.23	75,730
1st Floor	53	Office Building	84.00	8,323	144.94	1,206,340
2nd Floor	53	Office Building	90.00	8,917	115.95	1,033,930
3rd Floor	53	Office Building	90.00	8,917	115.95	1,033,930
4th Floor	53	Office Building	90.00	8,917	115.95	1,033,930
Other Features		Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass				1	50,000	50,000
Sub-Total						4,433,860
Grade	B-	Factor 1.1700		5,187,620		
CDU		C&D Factor 1.00		5,187,620		
Depreciation		30 %		3,631,330		
Cost value admin record				Computed cost value @ 70%		2,541,930

Outbuilding Information						
Description	Wid Len	Area	Rate Year Cnd	RCN	Depr	Value
PAL Asphalt Paving		32,000	1.69 C	54,080	50	27,040
Value at 70%		18,930	Value at 100%		27,040	

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