

Property at 00070 WEST AVON ROAD

Prop ID 4520070

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Administrative Information	
Owner name:	FARMINGTON RIVER PROFSNLS LLC
Second name:	
Address:	70 WEST AVON ROAD
City/state:	AVON CT Zip: 06001

Commercial Valuation Summary

Main Area:		2,436		Construction Type: Wood Frame		
Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	86	Support Area	75.00	1,827	29.91	54,650
	53	Office Building	25.00	609	97.84	59,580
1st Floor	53	Office Building	100.00	2,436	130.45	317,780
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP7	Canopy-Good	200	22.25			4,450
CP7	Canopy-Good	36	22.25			800
Sub-Total						437,260
Grade	C+	Factor	1.0800			472,240
CDU		C&D Factor	1.00			472,240
Depreciation			40 %			283,340
Cost value admin record		Computed cost value @ 70%				198,340

Location Information					
Map: 006	Clerk map:				
Lot: 4520070	Neigh.:	Zone:	Vol: 488 Page: 875		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Oct-1971
Commerc Land	.83	145,250			Sale price:
Commerc Outbldg	1.00	5,920			Sale valid:
Commerc Building	1.00	198,340			Values
				Mkt value :	
				Cost value: 499,300	
Summary		Utilities		Sales ratios	
Total assessments		349,510	Water	Well	Cost/sale :
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		349,510	Gas	None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.830	250,000			207,500	145,250
Comm Primary		36,155					
		.8300 acres		Total land value		207,500	145,250

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement	86 Support Area	75.00
Exterior Walls	01	Wood Frame		53 Office Building	25.00
Roof Material	01	Asphalt Shingles	1st Floor	53 Office Building	100.00
Roof Type	01	Gable	2nd Floor		
Foundation	01	Poured Concrete	3rd Floor		
Interior Walls	02	Drywall	4th Floor		
Floors	02	Carpeting			
Heating System	01	Hot Water			
Fuel Type	01	Oil			
Construct Type	01	Wood Frame			
Grade	33	C+	Other Features		
Garage			CP7	Canopy-Good	200
Basement	01	Full	CP7	Canopy-Good	36
Bsmt Finish	03	Full Finished	Year Built: 1963 Eff Year Built:		
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Outbuilding Information

Description	Wid Len	Area	Rate	Year Cnd	RCN	Depr	Value
PA1 Asphalt Paving		10,000	1.69	C	16,900	50	8,450
Value at 70%		5,920		Value at 100%			8,450

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