

Property at 00488 WEST AVON ROAD

Prop ID 4520488

Printed 15-Feb-2019 2:00 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: AVON WATER COMPANY
 Second name: C/O CONNECTICUT WATER CO
 Address: 93 WEST MAIN ST
 City/state: CLINTON CT Zip: 06413

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date	
Pub Util Land	3.36	35,280			09-May-1958	
Pub Util Build	1.00	61,430				
Summary			Utilities		Sales ratios	
Total assessments		96,710	Water	None	Cost/sale :	
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment		96,710	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	41	3.360	15,000	50,400		50,400	35,280
Comm Primary		146,362					
		3.360 acres		Total land value		50,400	35,280

Commercial Valuation Summary

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	44	Light Manufact	100.00	1,896	52.93	100,360
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
CP5	Canopy-Economy	234	12.25			2,870
Sub-Total						103,230
Grade	C	Factor	1.0000			103,230
CDU		C&D Factor	1.00			103,230
Depreciation			15 %			87,746
Computed cost value @ 70%						61,422

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	44	Light Manufact	Basement		
Exterior Walls	05	8" CB			
Roof Material	01	Asphalt Shingles	1st Floor	44 Light Manufact	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	05	Painted Conc Blo			
Floors	01	Concrete	3rd Floor		
Heating System					
Fuel Type			4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C	Other Features		
Garage			CP5	Canopy-Economy	234
Basement	99	None			
Bsmt Finish					
Air Cond					
Interior Cond					
External Cond					
CDU			Year Built: 2009	Eff Year Built:	

