

Property at 00021 WEST MAIN STREET

Prop ID 4540021

Printed 05-Aug-2016 12:05 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: TWENTY ONE WEST MAIN STREET
 Second name: ASSOCIATES LLC
 Address: 21 WEST MAIN STREET
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	928	184,750
Basement	Full				
Heating	Yes	A/C Yes			5,600
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas		3,600
Attic	Unfinished		Attic size: 928		10,222
Additions					112,300
Other Features					
Sub-Total					316,472
Grade	B-	Factor 1.1700			370,270
CDU		C&D Factor 1.00			370,270
Depreciation		35 %			240,680
Computed cost value @ 70%					168,480

Location Information			
Map: 008	Clerk map:		
Lot: 4540021	Neigh.:	Zone: CS	Vol: 449 Page: 1140
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Commerc Land	.54	113,400	
Commerc Building	1.00	168,480	
		Last sale	
		Sale date: 07-Jan-2003	
		Sale price: 317,500	
		Sale valid:	
		Values	
		Mkt value :	
		Cost value: 402,690	
Summary		Utilities	
Total assessments	281,880	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	281,880	Gas	CNG
		Sales ratios	
		Cost/sale : 1.2683	
		Mkt/sale :	
		Assmt/sale: .8878	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	336	27,100
L Living Area	FRUF Frame upper full	336	19,800
L Living Area	BSMT Basement addition	336	4,400
L Living Area	AIR Air conditioning	672	1,400
L Living Area	FRFF Frame first floor	384	31,000
L Living Area	BSMT Basement addition	384	5,000
L Living Area	AIR Air conditioning	384	800
L Living Area	FRFF Frame first floor	112	9,000
L Living Area	FRUF Frame upper full	112	6,600
L Living Area	AIR Air conditioning	112	200
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,400
P Porches, Patios, Decks	FEFF Frame enclosed first	64	4,300
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,300
Total additions			112,300

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	.540	400,000	216,000	.25	162,000	113,400
Comm Primary		23,522					
				.540 acres	Total land value	162,000	113,400

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	Garage cars
Interior Walls	02	Drywall	Bedrooms	Unfinished area
Floors		Unknown	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	12	Natural Gas	Half Baths	Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures	Rec Room Size
Grade	37	B-	Whirlpools	Living area 3,136
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		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1825	

