

Property at 00101 BICKFORD DRIVE

Prop ID 1300101

Printed 06-Apr-2026 12:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BORON BSL AVON LLC
Second name:
Address: 251 LITTLE FALLS DRIVE
City/state: WILMINGTON DE Zip: 19808

Location Information

Map: 007 Clerk map:
Lot: 1300101 Neigh.: Zone: IP Vol: 730 Page: 627

Assessments

Assmt category	Qty	Amount
Commerc Land	6.57	1,004,640
Commerc Building	1.00	7,687,340
Commerc Outbldg	1.00	17,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jul-2019
Sale price: 14,160,000
Sale valid:

Values

Mkt value :
Cost value: 12,442,471

Summary

Total assessments	8,709,730
Total exemptions	
Net assessment	8,709,730

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8787
Mkt/sale :
Assmt/sale: .6151

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	3.000	300,000	900,000			900,000	630,000
Comm Primary		130,680						
CPRI	21	3.568	300,000	1,070,400	.50		535,200	374,640
Comm Primary		155,422						

6.568 acres Total land value 1,435,200 1,004,640

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	21	Motel		Basement	
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	21 Motel	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	21 Motel	90.00
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor	21 Motel	90.00
Heating System	07	Hydro Air			
Fuel Type	02	Natural Gas			
Construct Type	01	Wood Frame	4th Floor		
Grade	40	B			
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features		Size	Qty
EL1	Elevator-Pass		2
CP7	Canopy-Good	3,252	

Year Built: 1998 Eff Year Built:

Commercial Valuation Summary

Main Area: 35,204 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	21	Motel	100.00	35,204	104.80	3,689,380
2nd Floor	21	Motel	90.00	31,684	83.84	2,656,390
3rd Floor	21	Motel	90.00	31,684	83.84	2,656,390
4th Floor						

Other Features	Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass			2	50,000	100,000
CP7 Canopy-Good	3,252	22.25			72,360

Sub-Total 9,174,520

Grade	B	Factor	1.2600	11,559,900
CDU		C&D Factor	1.25	14,449,875
Depreciation		24 %		10,981,905

Computed cost value @ 70% 7,687,334

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			30,000	1.69	1998	C	50,700	50	25,350

Value at 70% 17,745 Value at 100% 25,350

