

Property at 00015 DARLING DRIVE

Prop ID 2030015

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Administrative Information

Owner name: AVON ORIOLE LLC
Second name:
Address: 2110 SILAS DEANE HIGHWAY
City/state: ROCKY HILL CT Zip: 06067

Location Information

Map: 008 Clerk map:
Lot: 2030015 Neigh.: Zone: IP Vol: 772 Page: 221

Assessments

Assmt category	Qty	Amount
Commerc Land	4.06	284,200
Commerc Outbldg	1.00	11,830
Commerc Building	1.00	1,684,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Feb-2022
Sale price: 1,850,000
Sale valid:

Values

Mkt value :
Cost value: 2,828,757

Summary

Total assessments	1,980,130
Total exemptions	
Net assessment	1,980,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5291
Mkt/sale :
Assmt/sale: 1.0703

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	4.060	100,000	406,000			406,000	284,200
Comm Primary		176,854						

4.060 acres Total land value 406,000 284,200

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement	52 Medical Office	75.00
Exterior Walls	03	BR/FR		84 Storage	25.00
Roof Material	01	Asphalt Shingles	1st Floor	52 Medical Office	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	37	B-	Other Features	Size	Qty
Garage	99	None	EL1 Elevator-Pass		1
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
Year Built: 1987			Eff Year Built:		

Commercial Valuation Summary

Main Area: 9,136 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	52	Medical Office	75.00	6,852	113.82	779,890
	84	Storage	25.00	2,284	29.91	68,310
1st Floor	52	Medical Office	100.00	9,136	151.77	1,386,570

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
EL1 Elevator-Pass			1	50,000	50,000

Sub-Total 2,284,770

Grade	B-	Factor	1.1700	2,673,180
CDU		C&D Factor	1.00	2,673,180
Depreciation		10 %		2,405,862

Computed cost value @ 70% 1,684,103

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900

Value at 70% 11,830

Value at 100% 16,900

