

Property at 00040 DARLING DRIVE

Prop ID 2030040

Printed 21-Mar-2024 1:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DARLING DRIVE ASSOCIATES LLC
Second name:
Address: 112 WALL STREET
City/state: TORRINGTON CT Zip: 06790

-Location Information-

Map: 008 Clerk map:
Lot: 2030040 Neigh.: Zone: IP Vol: 791 Page: 1112

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Mar-2024
Commerc Land	2.00	112,000				Sale price: 1,375,000
Commerc Building	1.00	745,330				Sale valid:
Commerc Outbldg	1.00	17,750				Values
Vacant Commerc	1.99	11,140				Mkt value :
Summary			Utilities			Cost value: 1,266,029
Total assessments		886,220	Water	Connecticut		Sales ratios
Total exemptions			Sewer	Septic		Cost/sale : .9207
Net assessment		886,220	Gas	None		Mkt/sale :
						Assmt/sale: .6445

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	2,000	80,000	160,000		160,000	112,000
Comm	Primary	87,120					
RES	52	1,990	7,500	14,925		15,920	11,144
Residual		86,684					

3.990 acres	Total land value	175,920	123,144
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Commercial Building Information

Subject	Code	Description	Use	Description	Percentage
Primary Use	53	Office Building	Basement		
Exterior Walls	04	BR/MS			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	100.00
Roof Type	05	Flat			
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	02	Fire Resistant			
Grade	37	B-	Other Features	Size	Qty
Garage	99	None			
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1977	Eff Year Built:	

Commercial Valuation Summary

Main Area: 11,416 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	100.00	11,416	144.94	1,654,640
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						1,654,640
Grade	B-	Factor	1.1700			1,935,930
CDU		C&D Factor	1.00			1,935,930
Depreciation			45 %			1,064,762
			Computed cost value @ 70%			745,333

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			30,000	1.69		C	50,700	50	25,350
Value at 70%			17,745			Value at 100%		25,350	

