

Card 01 of 02 cards

Town of Avon Commercial Property Card

Property at 00060 DARLING DRIVE

Prop ID 2030060

Printed 10-May-2024 9:17 AM

Design and Layout (C) Right/Angles

Administrative Information

Owner name: DARLING DRIVE ASSOC LTD PTS
Second name: C/O HOUSING MANAGEMENT LLC
Address: 6 EXECUTIVE DRIVE
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 014 Clerk map: 09 012
Lot: 2030060 Neigh.: Zone: IP Vol: 597 Page: 1033

Assessments

Assmt category Qty Amount
Commerc Apt Land 15.04 841,960
Commerc Apartmt 1.00 4,510,340

Exemptions

Exempt Cat Amount
Water Connecticut
Sewer Public sewer
Gas CNG

Last sale

Sale date: 30-Oct-2009
Sale price: 1,965,750
Sale valid:
Values
Mkt value :
Cost value: 7,646,143

Summary

Total assessments 5,352,300
Total exemptions
Net assessment 5,352,300

Utilities

Water Connecticut
Sewer Public sewer
Gas CNG

Sales ratios

Cost/sale : 3.8897
Mkt/sale :
Assmt/sale: 2.7228

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	26	15.035	80,000	1,202,800		1,202,800	841,960
Comm Primary		654,925					
15.035 acres				Total land value		1,202,800	841,960

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	11	Apartment		Basement	
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	11 Apartment	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor	11 Apartment	109.50
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	33	C+		Other Features	Size Qty
Garage					
Basement					
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 2010	Eff Year Built:	

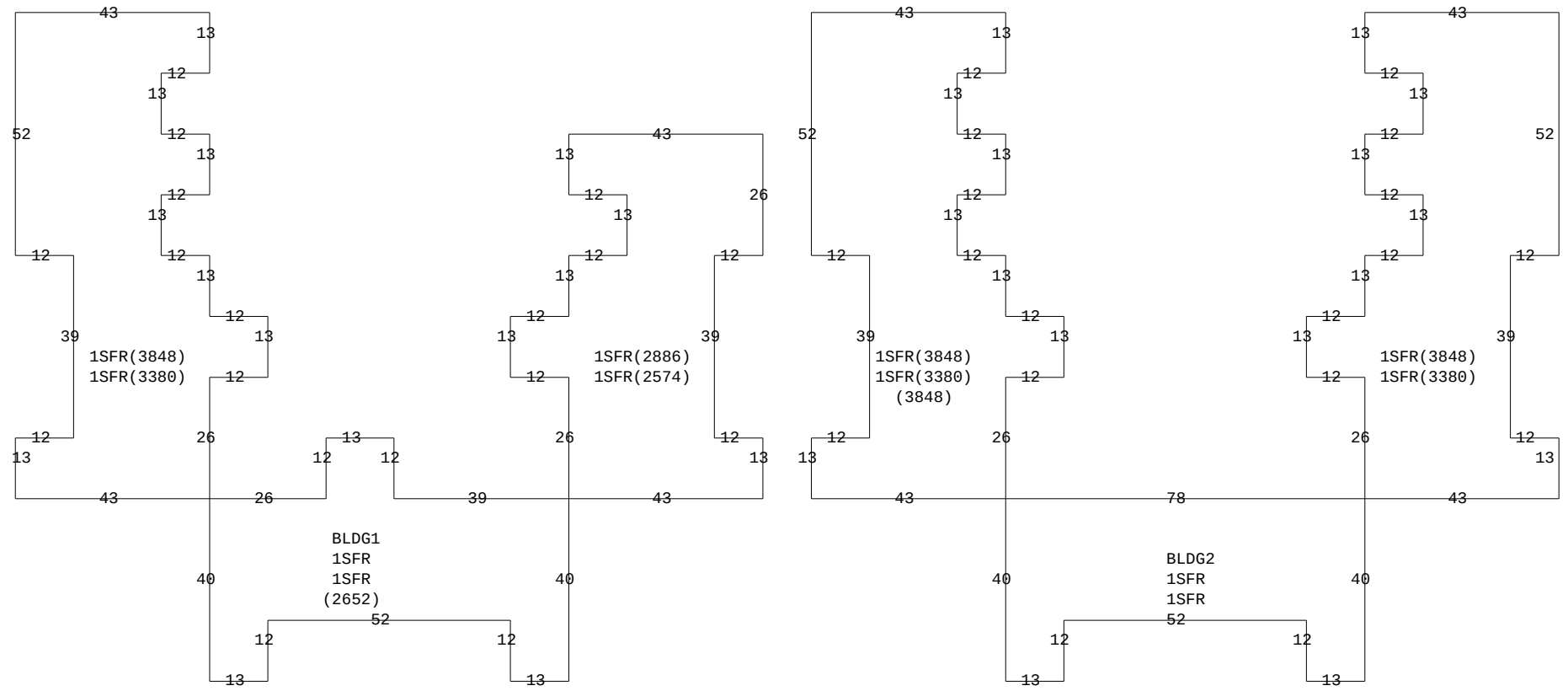
Commercial Valuation Summary

Main Area: 44,018 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	11	Apartment	100.00	44,018	85.50	3,763,540
2nd Floor	11	Apartment	109.50	48,200	68.40	3,296,880
3rd Floor						
4th Floor						
Other Features						
Size Rate Qty Rate Value						
Sub-Total 7,060,420						
Grade C+ Factor 1.0800 7,625,250						
CDU C&D Factor 1.30 9,912,825						
Depreciation 35 % 6,443,336						
Computed cost value @ 70%						4,510,335

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C18 1 story frame	40	64	2,560	80.75	2010	C	206,720	100	
Value at 70%					Value at 100%				



FORMERLY 55 SECURITY DRIVE - NOW KNOWN AS 50 & 60 DARLING DRIVE
PEACHTREE VILLAGE

66 TWO BEDROOM UNITS, 38 ONE BEDROOM UNITS - TOTAL 104 UNITS
2015 CHANGE TO BUILDING #3 ADD A NEW UNIT NOW A TOTAL OF 104 UNITS