

Card 01 of 01 card

Town of Avon Industrial Property Card

Property at 00080 DARLING DRIVE

Prop ID 2030080

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: L & L REALTY LLC
Second name:
Address: 80 DARLING DRIVE
City/state: AVON CT
Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 2030080 Neigh.: Zone: IP Vol: 342 Page: 1011

Assessments

Assmt category	Qty	Amount
Indust Land	11.00	616,000
Commerc Building	1.00	3,753,690
Indust Improvmnts	1.00	161,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jan-1998
Sale price: 2,550,000
Sale valid:

Values

Mkt value :
Cost value: 6,554,914

Summary

Total assessments 4,588,440
Total exemptions
Net assessment 4,588,440

Utilities

Water Connecticut
Sewer Public sewer
Gas None

Sales ratios

Cost/sale : 2.5706
Mkt/sale :
Assmt/sale: 1.7994

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	11.000	80,000	880,000		880,000	616,000
Comm Primary		479,160					
RES	53	11.000	7,500	82,500		82,500	57,750
Residual		479,160					
22.000 acres				Total land value		962,500	673,750

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	44	Light Manufact	Basement		
Exterior Walls	03	BR/FR			
Roof Material	05	Tar and Gravel	1st Floor	44 Light Manufact	91.50
Roof Type	05	Flat		82 M/U and Indust 0	8.50
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	33	C+	Other Features	Size	Qty
Garage					
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1975	Eff Year Built:	

Commercial Valuation Summary

Main Area: 161,710 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	44	Light Manufact	91.50	147,965	54.88	8,120,320
	82	M/U and Indust 0	8.50	13,745	131.69	1,810,080
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total 9,930,400						
Grade	C+	Factor 1.0800				10,724,830
CDU		C&D Factor 1.00				10,724,830
Depreciation		50 %				5,362,415
Computed cost value @ 70%						3,753,691

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			200,00	2.30		C	460,000	50	230,000
Value at 70% 161,000 Value at 100% 230,000									

