

Property at 00120 DARLING DRIVE

Prop ID 2030120

Printed 21-Sep-2026 8:42 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ORAFOL AMERICAS INC
 Second name:
 Address: 120 DARLING DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 2030120 Neigh.: Zone: IP Vol: 262 Page: 832

Assessments

Assmt category	Qty	Amount
Indust Land	15.00	687,750
Commerc Building	1.00	3,240,940
Indust Improvmnts	2.00	62,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jun-1992
 Sale price: 1,800,000
 Sale valid:

Values

Mkt value :
 Cost value: 5,701,014

Summary

Total assessments	3,990,710
Total exemptions	
Net assessment	3,990,710

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.1672
 Mkt/sale :
 Assmt/sale: 2.2171

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	12.000	80,000	960,000		960,000	672,000
Comm Primary		522,720					
RES	31	3.000	7,500	22,500		22,500	15,750
Residual		130,680					

15.000 acres Total land value 982,500 687,750

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	44	Light Manufact	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	16.00
Roof Type	05	Flat		44 Light Manufact	84.00
Foundation	05	Slab	2nd Floor	82 M/U and Indust 0	15.00
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	99	None	AC1 Air Conditioning	94,530	
Basement	99	None	MZ2 Office/Retail Mezz	2,500	
Bsmt Finish			LD5 Dock Leveller		4
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1979	Eff Year Built:	

Commercial Valuation Summary

Main Area: 96,020

Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	16.00	15,363	222.22	3,413,970
	44	Light Manufact	84.00	80,657	51.11	4,122,380
2nd Floor	82	M/U and Indust 0	15.00	14,403	105.35	1,517,360
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
AC1 Air Conditioning		94,530	4.00			378,120
MZ2 Office/Retail Mezz		2,500	30.30			75,750
LD5 Dock Leveller				4	4,750	19,000

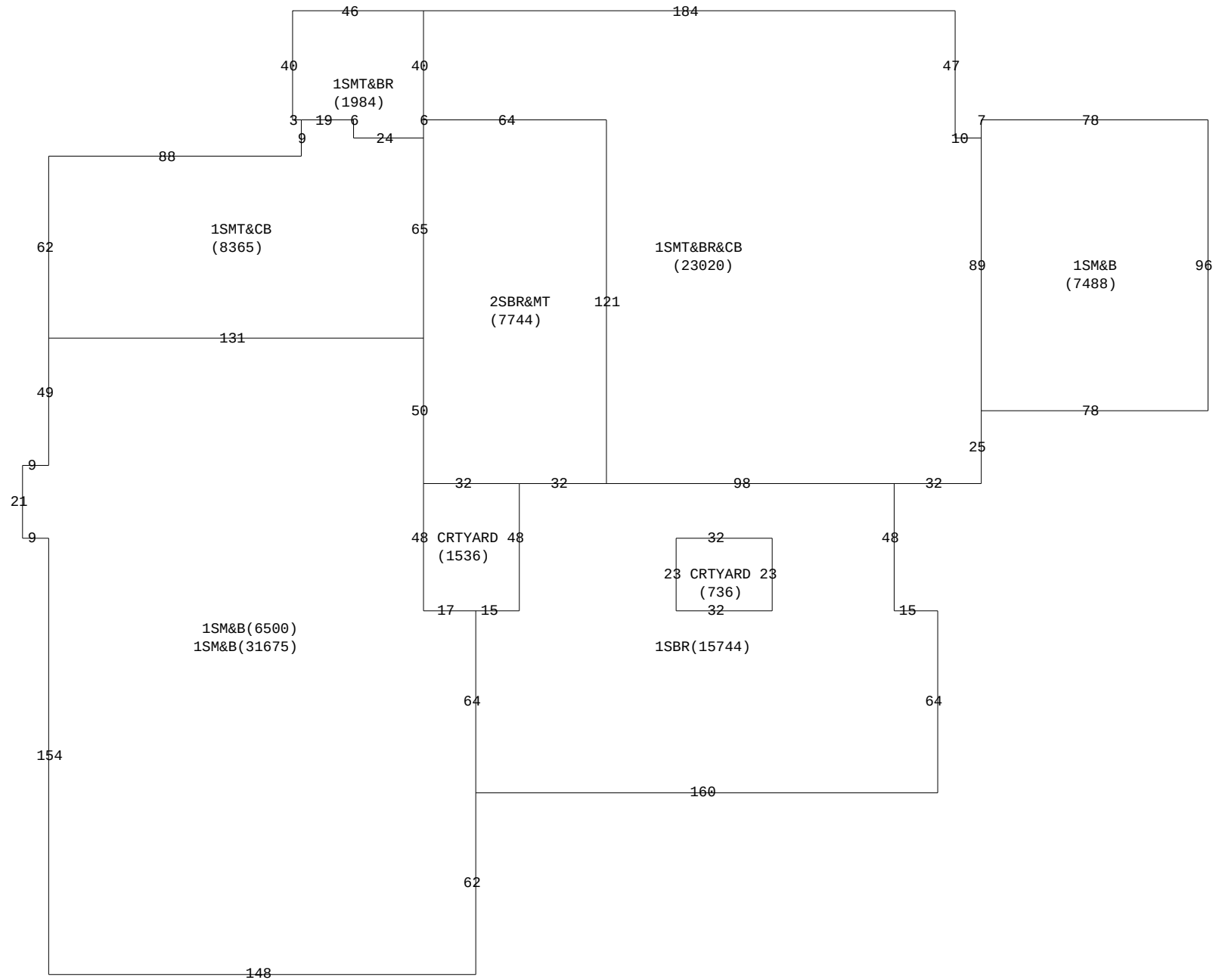
Sub-Total 9,526,580

Grade	C+	Factor	1.0800	10,288,710
CDU		C&D Factor	1.00	10,288,710
Depreciation		55 %		4,629,920

Computed cost value @ 70% 3,240,944

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			70,000	1.69	1979	C	118,300	50	59,200
C84 Canopy	30	40	1,200	21.10	2023	A	39,246	25	29,400
Value at 70%			62,020				Value at 100%		88,600



NAME CHANGE V 654 P 523 FROM REFLEXITE TO ORAFOL AMERICAS INC 1/15/13
NAME CHANGE V 665 P 450 TO ORAFOL MERGER SUB LLC 8-5-13