

Card 01 of 01 card

Town of Avon Industrial Property Card

Property at 00135 DARLING DRIVE

Prop ID 2030135

Printed 15-Oct-2025 9:04 AM

Design and Layout (C) Right/Angles

Administrative Information

Owner name: ONE THIRTY FIVE DARLING DR LLC
Second name:
Address: 184 FERN AVENUE
City/state: LITCHFIELD CT Zip: 06759

Location Information

Map: 013 Clerk map:
Lot: 2030135 Neigh.: Zone: IP Vol: 692 Page: 1002

Assessments

Assmt category	Qty	Amount
Indust Land	9.36	254,020
Commerc Building	1.00	949,150
Indust Improvmts	1.00	29,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Dec-2015
Sale price: 1,920,000
Sale valid:

Values

Mkt value :
Cost value: 1,761,071

Summary

Total assessments	1,232,750
Total exemptions	
Net assessment	1,232,750

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	.9172
Mkt/sale :	
Assmt/sale:	.6421

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	4.000	80,000	320,000		320,000	224,000
Comm Primary		174,240					
RES	31	5.360	7,500	40,200		42,880	30,016
Residual		233,482					
9.360 acres				Total land value		362,880	254,016

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	82	M/U and Indust 0	Basement		
Exterior Walls	14	Stucco/Frame			
Roof Material	05	Tar and Gravel	1st Floor	82 M/U and Indust 0	59.00
Roof Type	05	Flat		82 M/U and Indust 0	41.00
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	40	B	Other Features	Size	Qty
Garage			AC1 Air Conditioning	39,654	
Basement	04	Slab			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1982	Eff Year Built:	

Commercial Valuation Summary

Main Area: 39,654 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	82	M/U and Indust 0	59.00	23,396	131.69	3,081,020
	82	M/U and Indust 0	41.00	16,258	131.69	2,141,020
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
AC1 Air Conditioning		39,654	4.00			158,620
Sub-Total						5,380,660
Grade	B	Factor	1.2600			6,779,630
CDU		C&D Factor	1.00			6,779,630
Depreciation		80 %				1,355,926
Computed cost value @ 70%						949,148

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			50,000	1.69		C	84,500	50	42,250
Value at 70%									
			29,575				Value at 100%		42,250

