

Card 01 of 02 cards

Town of Avon Industrial Property Card

Property at 00015 INDUSTRIAL DRIVE21Prop ID 2870015Printed 15-Oct-2025 9:08 AMDesign and Layout (C) Right/Angles

Administrative Information

Owner name: AVON BUSINESS PARK LLC
Second name: C/O FRANK MAIRANO
Address: 85 E INDIA ROW UNIT 39F
City/state: BOSTON MAZip: 02110

Location Information

Map: 014Clerk map: 15 003
Lot: 2870015Neigh.:Zone:Vol: 487Page: 222

Assessments

Assmt category	Qty	Amount
Indust Land	3.18	177,970
Indust Improvmts	1.00	11,830
Commerc Building	2.00	814,710

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Dec-2003
Sale price: 550,000
Sale valid:

Values

Mkt value :
Cost value: 1,435,014

Summary

Total assessments	1,004,510
Total exemptions	
Net assessment	1,004,510

Utilities

Water	None
Sewer	None
Gas	None

Sales ratios

Cost/sale : 2.6091
Mkt/sale :
Assmt/sale: 1.8264

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	31	3.178	80,000	254,240			254,240	177,968
Comm Primary	138,434							
				3.178 acres	Total land value		254,240	177,968

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	82 M/U and Indust 0	30.00
Roof Type	05	Flat		44 Light Manufact	70.00
Foundation	05	Slab	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	01	Concrete	4th Floor		
Heating System					
Fuel Type					
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage			AC1 Air Conditioning	4,108	
Basement					
Bsmt Finish					
Air Cond	02	Partial Central			
Interior Cond	03	Fair			
External Cond	03	Fair			
CDU	03	Fair	Year Built: 1954	Eff Year Built:	

Commercial Valuation Summary

Main Area: 13,165Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	82	M/U and Indust 0	30.00	3,950	131.69	520,180
	44	Light Manufact	70.00	9,216	58.81	541,990
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
AC1 Air Conditioning		4,108	4.00			16,430
Sub-Total						1,078,600
Grade	C	Factor	1.0000			1,078,600
CDU		C&D Factor	1.00			1,078,600
Depreciation		35 %				701,090
Computed cost value @ 70%						490,763

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	1.69		C	33,800	50	16,900
Value at 70%11,830Value at 100%16,900									

