

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00038 SECURITY DRIVE

Prop ID 3900038

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: DH THIRTY EIGHT SECURITY DR LLC
Second name:
Address: 38 SECURITY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
Lot: 3900038 Neigh.: Zone: Vol: 690 Page: 1161

Assessments

Assmt category	Qty	Amount
Commerc Land	4.00	224,000
Vacant Commerc	6.03	33,770
Commerc Outbldg	1.00	41,410
Commerc Building	1.00	2,426,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Oct-2015
Sale price: 5,100,000
Sale valid: 03

Values

Mkt value :
Cost value: 3,893,857

Summary

Total assessments 2,725,700
Total exemptions
Net assessment 2,725,700

Utilities

Water Connecticut
Sewer Public sewer
Gas None

Sales ratios

Cost/sale : .7635
Mkt/sale :
Assmt/sale: .5345

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	4.000	80,000	320,000			320,000	224,000
Comm Primary	174,240							
RES	52	6.030	7,500	45,225			48,240	33,768
Residual	262,667							
	10.030 acres			Total land value			368,240	257,768

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	53	Office Building	Basement		
Exterior Walls	02	BR/CB			
Roof Material	05	Tar and Gravel	1st Floor	53 Office Building	100.00
Roof Type	05	Flat			
Foundation	05	Slab	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	37	B-	Other Features	Size	Qty
Garage	99	None			
Basement	99	None			
Bsmt Finish					
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: 34,069

Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	53	Office Building	100.00	34,069	144.94	4,937,960
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						4,937,960
Grade	B-	Factor 1.1700				5,777,410
CDU		C&D Factor 1.00				5,777,410
Depreciation		40 %				3,466,446
		Computed cost value @ 70%				2,426,512

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			70,000	1.69		C	118,300	50	59,150
Value at 70%			41,405				Value at 100%		59,150

