

Property at 00060 SECURITY DRIVE

Prop ID 3900060

Printed 09-Jun-2026 12:18 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: STAR AVON LLC  
 Second name:  
 Address: 900 LINDEN AVENUE STE 100  
 City/state: ROCHESTER NY Zip: 14625

## Location Information

Map: 014 Clerk map: 26 006  
 Lot: 3900060 Neigh.: Zone: Vol: 784 Page: 1051

## Assessments

| Assmt category   | Qty  | Amount  |
|------------------|------|---------|
| Commerc Land     | 6.00 | 336,000 |
| Vacant Commerc   | 5.08 | 28,450  |
| Commerc Outbldg  | 1.00 | 29,580  |
| Commerc Building | 1.00 | 824,400 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 31-May-2023  
 Sale price: 1,444,444  
 Sale valid: 7

## Values

Mkt value :  
 Cost value: 1,740,614

## Summary

|                   |           |
|-------------------|-----------|
| Total assessments | 1,218,430 |
| Total exemptions  |           |
| Net assessment    | 1,218,430 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.2050  
 Mkt/sale :  
 Assmt/sale: .8435

## Land Information

| Type         | Use | Acres/SqFt | Rate   | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|--------|---------|-----------|---------|-----------|
| CPRI         | 21  | 6.000      | 80,000 | 480,000 |           | 480,000 | 336,000   |
| Comm Primary |     | 261,360    |        |         |           |         |           |
| RES          | 52  | 5.080      | 7,500  | 38,100  |           | 40,640  | 28,448    |
| Residual     |     | 221,285    |        |         |           |         |           |

11.080 acres

Total land value

520,640

364,448

## Commercial Building Information

| Subject        | Code | Description    | Use               | Description       | Perc   |
|----------------|------|----------------|-------------------|-------------------|--------|
| Primary Use    | 41   | Mini-Warehouse | Basement          |                   |        |
| Exterior Walls | 10   | Metal          |                   |                   |        |
| Roof Material  | 05   | Tar and Gravel | 1st Floor         | 41 Mini-Warehouse | 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          | 30   | C              | Other Features    | Size              | Qty    |
| Garage         | 99   | None           | SS1 Wet Sprinkler | 79,498            |        |
| Basement       | 99   | None           | LD5 Dock Leveller |                   | 10     |
| Bsmt Finish    |      |                |                   |                   |        |
| Air Cond       | 01   | Central Air    |                   |                   |        |
| Interior Cond  | 05   | Good           |                   |                   |        |
| External Cond  | 05   | Good           |                   |                   |        |
| CDU            | 05   | Good           | Year Built: 1973  | Eff Year Built:   |        |

## Commercial Valuation Summary

Main Area: 79,498 Construction Type: Fire Resistant

| Subject   | Code | Description    | Perc   | AdjSF  | AdjRate | Net Value |
|-----------|------|----------------|--------|--------|---------|-----------|
| Basement  |      |                |        |        |         |           |
| 1st Floor | 41   | Mini-Warehouse | 100.00 | 79,498 | 56.56   | 4,496,410 |
| 2nd Floor |      |                |        |        |         |           |
| 3rd Floor |      |                |        |        |         |           |
| 4th Floor |      |                |        |        |         |           |

| Other Features    | Size   | Rate | Qty | Rate  | Value   |
|-------------------|--------|------|-----|-------|---------|
| SS1 Wet Sprinkler | 79,498 | 2.10 |     |       | 166,950 |
| LD5 Dock Leveller |        |      | 10  | 4,750 | 47,500  |

## Sub-Total

4,710,860

Grade C

Factor 1.0000

4,710,860

CDU

C&amp;D Factor 1.00

4,710,860

Depreciation

75 %

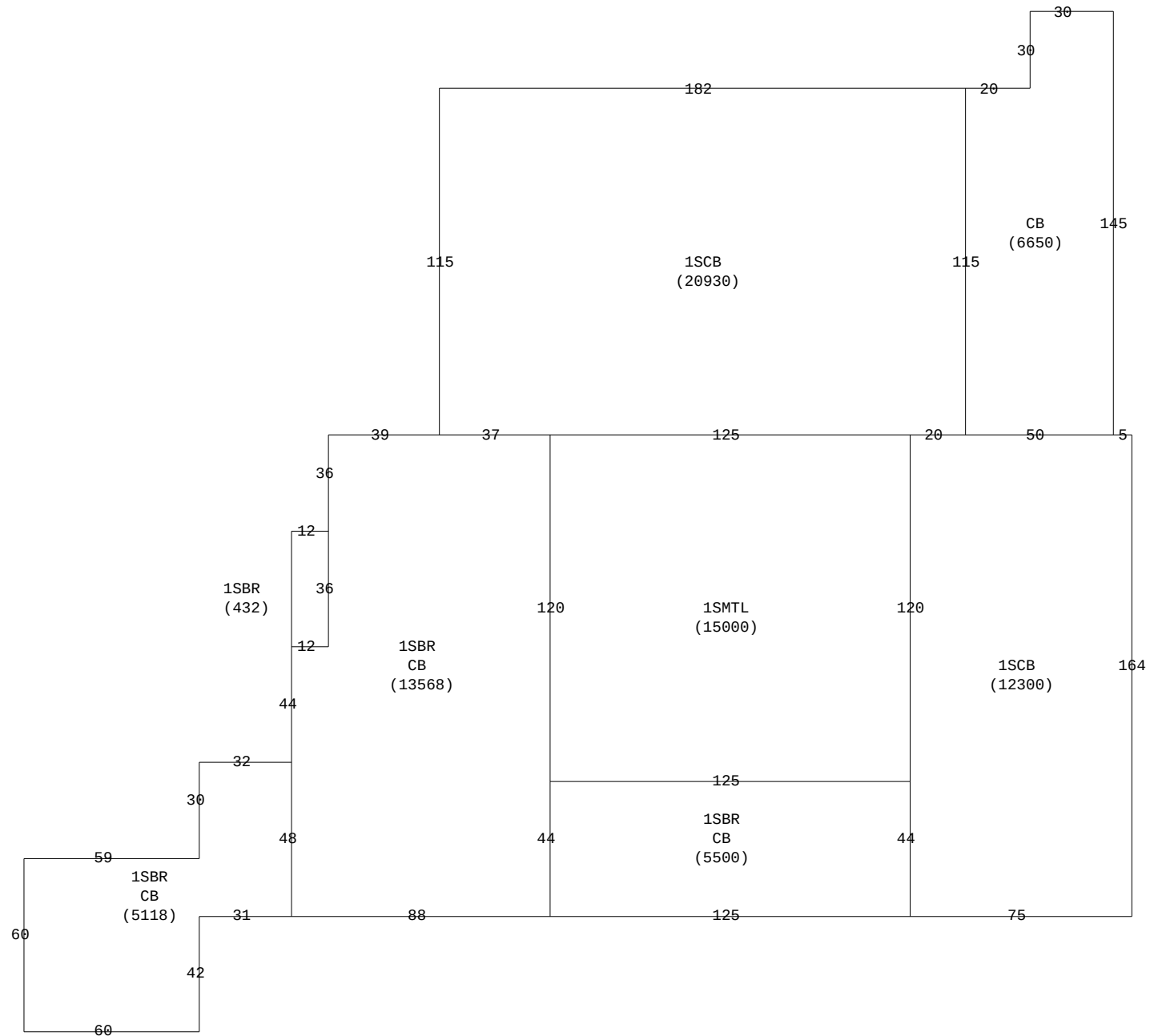
1,177,715

Computed cost value @ 70%

824,401

## 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 |



STAG INDUSTRIAL HOLDINGS INC SUCCESSOR BY MERGER TO STAG AVON LLC  
NO AFFIDAVIT ON FILE FOR MERGER NAME