

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00001 WHISPERING PINES

Prop ID 4590001

Printed 10-May-2024 9:34 AM

Design and Layout (C) Right/Angles

Administrative Information

Owner name: SKS AVON LLC  
Second name:  
Address: P O BOX 250  
City/state: NEW IPSWICH NH  
Zip: 03071

Location Information

Map: 041 Clerk map:  
Lot: 4590001 Neigh.: Zone: IP Vol: 588 Page: 641

Assessments

Assmt category Qty Amount  
Commerc Apt Land 6.01 336,500  
Commerc Apartmt 1.00 1,661,770  
Commerc Outbldg 1.00 8,050

Exemptions

Exempt Cat Amount  
Water Connecticut  
Sewer Public sewer  
Gas None

Last sale

Sale date: 30-Apr-2009  
Sale price: 2,714,086  
Sale valid:  
Values  
Mkt value :  
Cost value: 2,866,171

Summary

Total assessments 2,006,320  
Total exemptions  
Net assessment 2,006,320

Utilities

Sales ratios  
Cost/sale : 1.0560  
Mkt/sale :  
Assmt/sale: .7392

Land Information

| Type         | Use     | Acres/SqFt | Rate   | Total            | Infl Fact | Value   | 70% Value |
|--------------|---------|------------|--------|------------------|-----------|---------|-----------|
| CPRI         | 26      | 6.009      | 80,000 | 480,720          |           | 480,720 | 336,504   |
| Comm Primary | 261,752 |            |        |                  |           |         |           |
| 6.009 acres  |         |            |        | Total land value |           | 480,720 | 336,504   |

Commercial Building Information

| Subject          | Code | Description      | Use             | Description    | Perc     |
|------------------|------|------------------|-----------------|----------------|----------|
| Primary Use      | 11   | Apartment        |                 | Basement       |          |
| Exterior Walls   | 01   | Wood Frame       |                 |                |          |
| Roof Material    | 01   | Asphalt Shingles | 1st Floor       | 11 Apartment   | 100.00   |
| Roof Type        | 01   | Gable            |                 |                |          |
| Foundation       | 01   | Poured Concrete  | 2nd Floor       | 11 Apartment   | 25.00    |
| Interior Walls   | 02   | Drywall          |                 |                |          |
| Floors           | 02   | Carpeting        | 3rd Floor       |                |          |
| Heating System   | 05   | Electric B/B     |                 |                |          |
| Fuel Type        | 03   | Electric         | 4th Floor       |                |          |
| Construct Type   | 01   | Wood Frame       |                 |                |          |
| Grade            | 33   | C+               |                 | Other Features | Size Qty |
| Garage           |      |                  |                 |                |          |
| Basement         | 04   | Slab             |                 |                |          |
| Bsmt Finish      |      |                  |                 |                |          |
| Air Cond         |      |                  |                 |                |          |
| Interior Cond    | 05   | Good             |                 |                |          |
| External Cond    | 05   | Good             |                 |                |          |
| CDU              | 05   | Good             |                 |                |          |
| Year Built: 1984 |      |                  | Eff Year Built: |                |          |

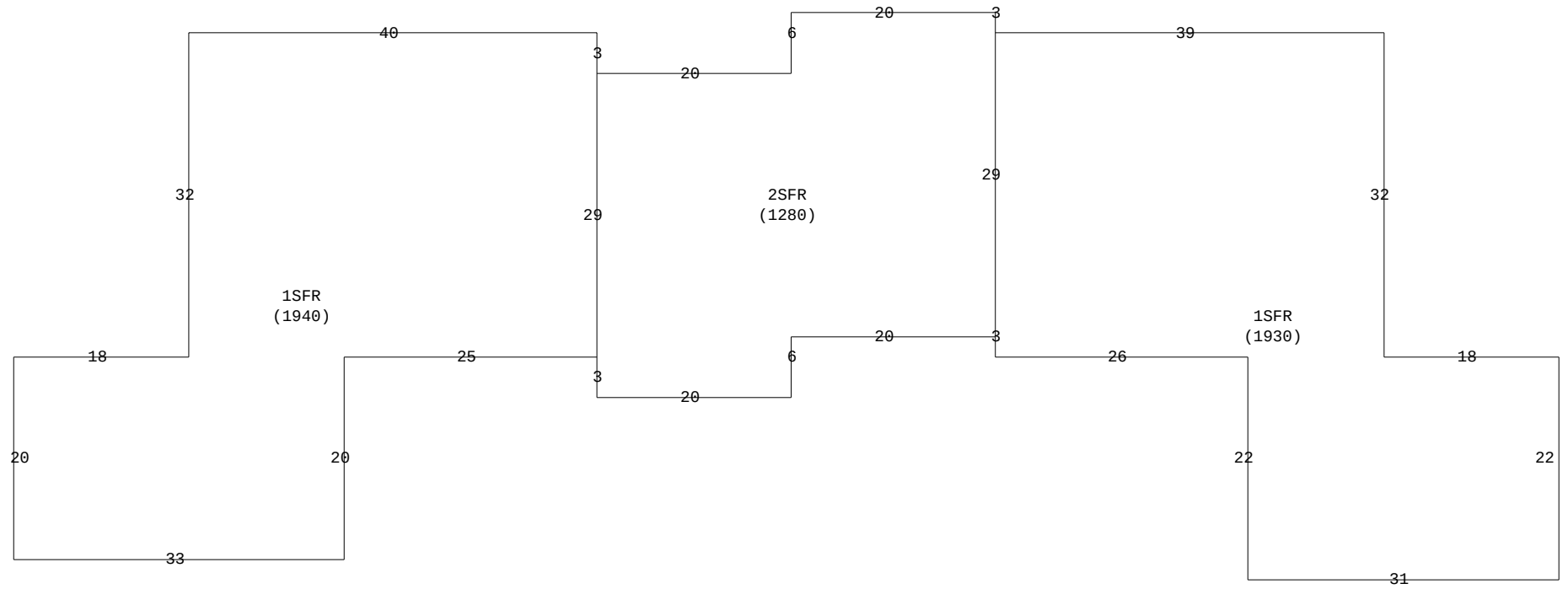
Commercial Valuation Summary

Main Area: 20,600 Construction Type: Wood Frame

| Subject                                 | Code | Description     | Perc   | AdjSF  | AdjRate | Net Value |
|-----------------------------------------|------|-----------------|--------|--------|---------|-----------|
| Basement                                |      |                 |        |        |         |           |
| 1st Floor                               | 11   | Apartment       | 100.00 | 20,600 | 85.50   | 1,761,300 |
| 2nd Floor                               | 11   | Apartment       | 25.00  | 5,150  | 68.40   | 352,260   |
| 3rd Floor                               |      |                 |        |        |         |           |
| 4th Floor                               |      |                 |        |        |         |           |
| Other Features Size Rate Qty Rate Value |      |                 |        |        |         |           |
| Sub-Total 2,113,560                     |      |                 |        |        |         |           |
| Grade                                   | C+   | Factor 1.0800   |        |        |         | 2,282,640 |
| CDU                                     |      | C&D Factor 1.30 |        |        |         | 2,967,432 |
| Depreciation                            |      | 20 %            |        |        |         | 2,373,946 |
| Computed cost value @ 70%               |      |                 |        |        |         | 1,661,762 |

Outbuilding Information

| Description                             | Wid | Len | Area   | Rate | Year | Cnd | RCN    | Depr | Value  |
|-----------------------------------------|-----|-----|--------|------|------|-----|--------|------|--------|
| PA1 Asphalt Paving                      |     |     | 10,000 | 2.30 |      | C   | 23,000 | 50   | 11,500 |
| Value at 70% 8,050 Value at 100% 11,500 |     |     |        |      |      |     |        |      |        |



40 units total (4 bldgs)