

Card 01 of 01 card

Town of Avon Commercial Property Card

Property at 00100 WHISPERING PINES

Prop ID 4590100

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: WHISPERING PINES II ASSOC LP  
Second name: C/O HOUSING MANAGEMENT LLC  
Address: SIX EXECUTIVE DRIVE  
City/state: FARMINGTON CT Zip: 06032

Location Information

Map: 041 Clerk map:  
Lot: 4590100 Neigh.: Zone: IP Vol: 361 Page: 700

Assessments

Assmt category Qty Amount  
Commerc Apt Land 7.01 392,560  
Commerc Apartmt 1.00 2,025,970

Exemptions

Exempt Cat Amount  
Sales date: 18-Dec-1998  
Sale price: 480,000  
Sale valid: Y

Last sale

Values  
Mkt value :  
Cost value: 3,455,043

Summary

Total assessments 2,418,530  
Total exemptions  
Net assessment 2,418,530

Utilities

Water Connecticut  
Sewer Public sewer  
Gas None

Sales ratios

Cost/sale : 7.1980  
Mkt/sale :  
Assmt/sale: 5.0386

Land Information

| Type         | Use | Acres/SqFt | Rate   | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|--------|------------------|------|------|---------|-----------|
| CPRI         | 26  | 7.010      | 80,000 | 560,800          |      |      | 560,800 | 392,560   |
| Comm Primary |     | 305,356    |        |                  |      |      |         |           |
| 7.010 acres  |     |            |        | Total land value |      |      | 560,800 | 392,560   |

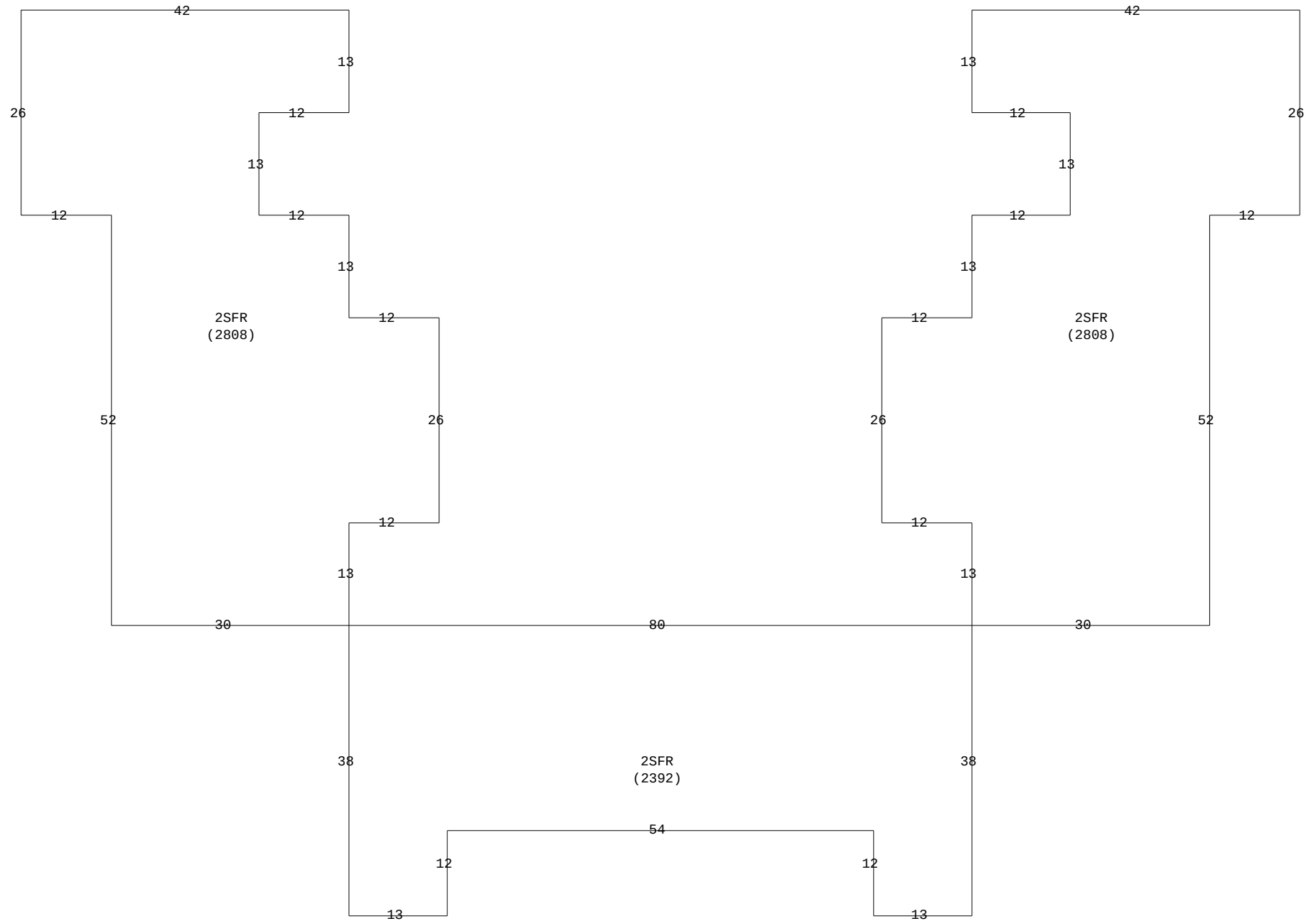
Commercial Building Information

| Subject        | Code | Description | Use | Description          | Perc                |
|----------------|------|-------------|-----|----------------------|---------------------|
| Primary Use    | 11   | Apartment   |     | Basement             |                     |
| Exterior Walls |      |             |     | 1st Floor            | 11 Apartment 100.00 |
| Roof Material  |      |             |     | 2nd Floor            | 11 Apartment 100.00 |
| Roof Type      |      |             |     | 3rd Floor            |                     |
| Foundation     |      |             |     | 4th Floor            |                     |
| Interior Walls |      |             |     |                      |                     |
| Floors         |      |             |     |                      |                     |
| Heating System |      |             |     |                      |                     |
| Fuel Type      |      |             |     |                      |                     |
| Construct Type | 01   | Wood Frame  |     |                      |                     |
| Grade          | 33   | C+          |     | Other Features       | Size Qty            |
| Garage         |      |             |     | AC1 Air Conditioning | 48,048 1            |
| Basement       |      |             |     |                      |                     |
| Bsmt Finish    |      |             |     |                      |                     |
| Air Cond       |      |             |     |                      |                     |
| Interior Cond  |      |             |     |                      |                     |
| External Cond  |      |             |     |                      |                     |
| CDU            |      |             |     | Year Built: 2000     | Eff Year Built:     |

Commercial Valuation Summary

Main Area: 24,024 Construction Type: Wood Frame

| Subject                   | Code             | Description | Perc   | AdjSF  | AdjRate | Net Value |
|---------------------------|------------------|-------------|--------|--------|---------|-----------|
| Basement                  |                  |             |        |        |         |           |
| 1st Floor                 | 11               | Apartment   | 100.00 | 24,024 | 85.50   | 2,054,050 |
| 2nd Floor                 | 11               | Apartment   | 100.00 | 24,024 | 68.40   | 1,643,240 |
| 3rd Floor                 |                  |             |        |        |         |           |
| 4th Floor                 |                  |             |        |        |         |           |
| Other Features            |                  | Size        | Rate   | Qty    | Rate    | Value     |
| AC1                       | Air Conditioning | 48,048      | 4.00   | 1      |         | 192,190   |
| Sub-Total                 |                  |             |        |        |         | 3,889,480 |
| Grade                     | C+               | Factor      | 1.0800 |        |         | 4,200,640 |
| CDU                       |                  | C&D Factor  | 1.30   |        |         | 5,460,832 |
| Depreciation              |                  |             | 47 %   |        |         | 2,894,241 |
| Computed cost value @ 70% |                  |             |        |        |         | 2,025,969 |



53 UNITS TOTAL (3 bldgs)