

Property at 00055 DARLING DRIVE

Prop ID 2030055

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Administrative Information

Owner name: O F S FITEL LLC
 Second name: ATTN ACCOUNTING
 Address: 55 DARLING DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2030055 Neigh.: Zone: IP Vol: 415 Page: 1045

Assessments

Assmt category	Qty	Amount
Indust Land	10.00	560,000
Indust Building	2.00	3,115,400
Vacant Commerc	3.85	21,560
Indust Improvmts	1.00	17,750

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 20-Nov-2001
 Sale price: 5,668,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 5,306,730

Summary

Total assessments	3,714,710
Total exemptions	
Net assessment	3,714,710

Utilities

Water	Avon
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9363
 Mkt/sale :
 Assmt/sale: .6554

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	10.000	80,000			800,000	560,000
Comm Primary		435,600					
RES	52	3.850	8,000			30,800	21,560
Residual		167,706					
		13.850 acres		Total land value		830,800	581,560

Commercial Valuation Summary

Main Area: 44,731 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	82	M/U and Indust O	10.00	4,473	131.69	589,050
	43	Heavy Manufact	90.00	40,258	78.88	3,175,550
2nd Floor	82	M/U and Indust O	21.00	9,394	105.35	989,660
3rd Floor						
4th Floor						
Other Features	Size	Rate	Qty	Rate	Value	
EL1 Elevator-Pass			1	50,000	50,000	
MZ1 Storage Mezzanine	1,560	13.50			21,060	
AC1 Air Conditioning	44,731	4.00			178,920	
LD5 Dock Leveller			3	4,750	14,250	
OD1 Overhead Door	480	11.40			5,470	
Sub-Total						5,023,960
Grade	B-	Factor	1.1700		5,878,030	
CDU		C&D Factor	1.00		5,878,030	
Depreciation			50 %		2,939,020	
Cost value admin record					Computed cost value @ 70%	2,057,310

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	82	M/U and Indust O		Basement	
Exterior Walls					
Roof Material	05	Tar and Gravel	1st Floor	82 M/U and Indust O	10.00
Roof Type	05	Flat		43 Heavy Manufact	90.00
Foundation	01	Poured Concrete	2nd Floor	82 M/U and Indust O	21.00
Interior Walls					
Floors	01	Concrete	3rd Floor		
Heating System					
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	37	B-	Other Features		
Garage			EL1 Elevator-Pass	Size	Qty
Basement			MZ1 Storage Mezzanine	1,560	
Bsmt Finish			AC1 Air Conditioning	44,731	
Air Cond	01	Central Air	LD5 Dock Leveller		3
Interior Cond	05	Good	OD1 Overhead Door	480	
External Cond	05	Good	Year Built: 1982 Eff Year Built:		
CDU	05	Good			

Outbuilding Information

Description	Wid Len	Area	Rate	Year Cnd	RCN	Depr	Value
PAL Asphalt Paving		30,000	1.69	C	50,700	50	25,350
Value at 70%							17,750
Value at 100%							25,350

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