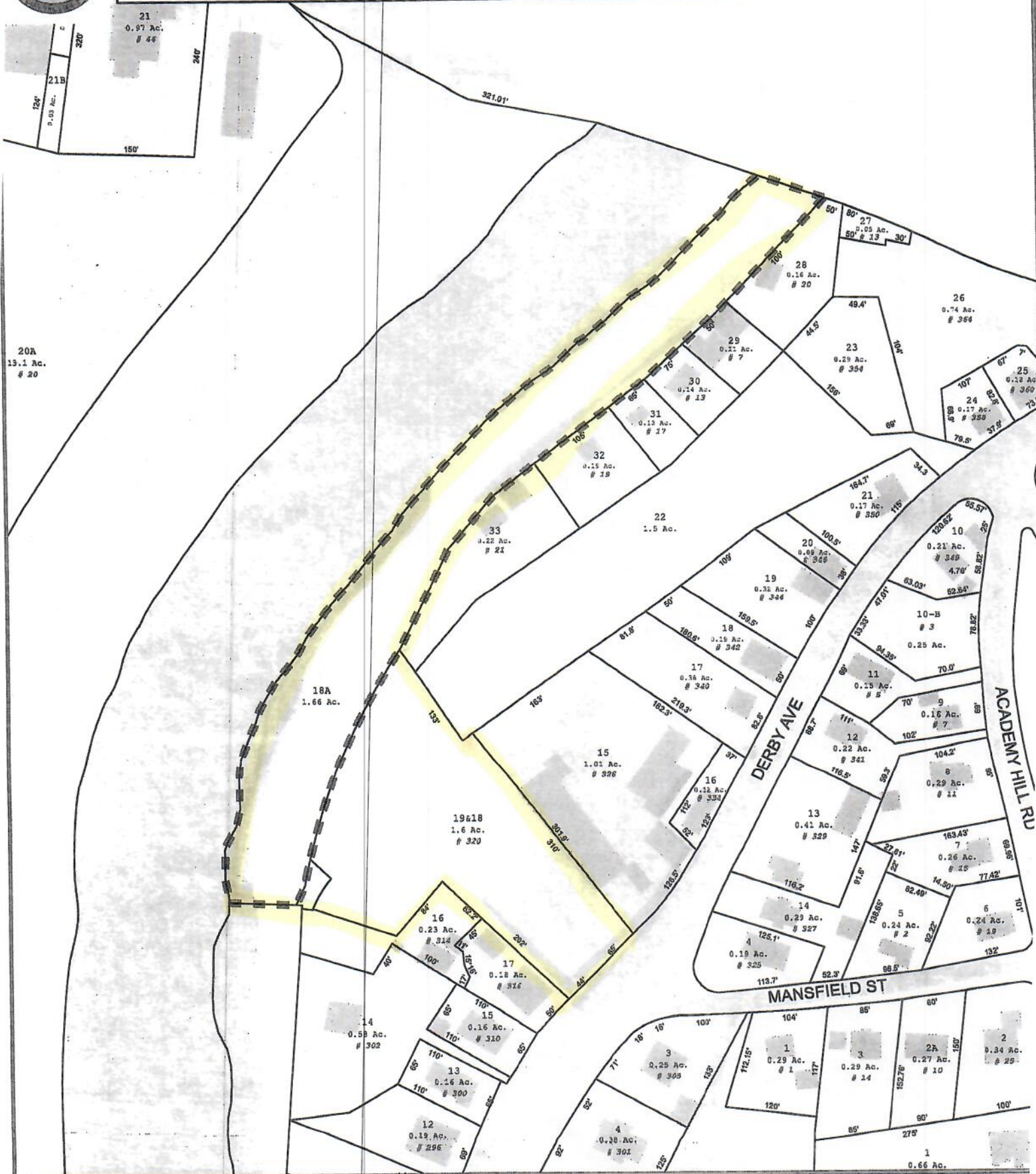




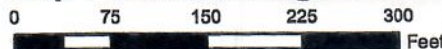
Town of Derby, Ct.-Assessment Parcel Map

Parcel: 7-10-18A

Address: DERBY AVE



Map Produced: August 2021



Disclaimer:

This map is for informational purposes only. All information is subject to verification by any user. The Town of Derby and its mapping contractors assume no legal responsibility for the information contained herein.



Property Location:
326 Derby Ave

Commercial Property Record Card - Derby, CT

Account: 000459

Map Block No: 6-11 15

Class: C

State Class: 402 Card 1 of 2

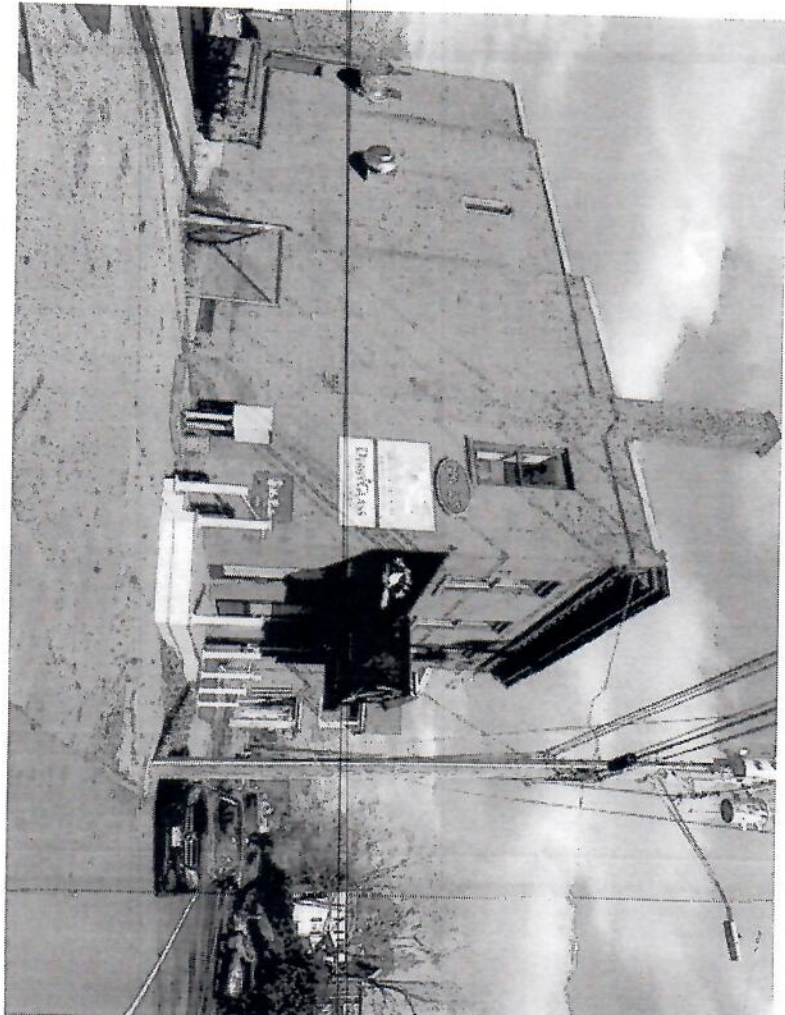
Current Owner		Previous Owner History				Miscellaneous		Assessment Information	
Burtville Associates LLC 308 Oxford Rd Oxford CT 06478		Name	Deed		Date	Deed Info: 288/917-06/06/2000- Zoning: I-1 Routing No: 0611/16 Neighborhood: 106 Living Units: 0 Census Trct: 1201 District: 0		Cost Estimate: *	
		Burtville Associates	183/127					Inc: 727,400	Prior
								Land: 73,100	
								Bldg: 654,300	
								Total: 727,400	664,300
								Assessed Information:	
								Value: 509,180	
Notes		Entrance Information							
-20% Land / Zoning Error		Date	Time	ID	Acty	Entrance Code	Source		
		06/30/2000	10:00	ZB		Entry + Sign	Owner		
		01/11/2006	1115	SC		1h Change			
								Effective DOV: 10/1/2020	
								Value Flag: INCOME	
								Manual Override Reason:	
								NO OVERRIDE	

Book/Page	Date	Price	Type	Validity
288/922	06/06/2000		2	01

Date	Permit #	Price	Purpose	% Comp.
10/26/2021	13604	1,290	Add Sub Panel	0
12/13/2019	12460	11,000	Plumb 2 Bathrms	0

Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	1.01	0	73,090

Total Acres for this Parcel		Total Land Value	
1.01		73,100	
Owner/Values: Includes all Land/Buildings/OBYS for this Parcel			
Current	Cost	Market	Income
Land: 73,100	73,100	0	73,100
Building: 654,300	561,260	0	654,300
Total: 727,400	634,360	0	727,400
			591,200
			664,300



Card 2 of 2

Exterior/Interior Information															
Sec Levels	Size	Perimeter	Use Type	Exterior/ Height	alls	Construction Type	Finish	Partitions	Heating	A/C	Plumbing	Physical Condition	Functional Utility	%Good Override	Unadjusted RCNLD
1	01-01	1x3601	292 Light Manufacturing	12	Masonry/Frame	Fire Resist	100	Normal	Unit Heat	None	Normal	Fair	Fair	0%	101,160
2	01-01	1x2376	230 Light Manufacturing	14	Brick/Stone	Fireproof	100	Normal	Unit Heat	None	Normal	Fair	Fair	0%	82,880
2	02-02	1x2376	230 Multi-Use Storage	14	Brick/Stone	Fireproof	100	Normal	None	None	None	Fair	Fair	0%	65,620
3	01-01	1x2024	222 Light Manufacturing	10	Brick/Stone	Fireproof	100	Normal	Unit Heat	None	Normal	Fair	Fair	0%	65,780
4	01-01	1x1470	158 Light Manufacturing	12	Brick/Stone	Fireproof	100	Normal	Unit Heat	None	Normal	Fair	Fair	0%	50,270
4	02-02	1x1470	158 Light Manufacturing	10	Frame	Wood Joist	100	Normal	Unit Heat	None	Normal	Fair	Fair	0%	28,050
0	0-0	1x0	0	0			0	None	None	None	None		None	0%	0
0	0-0	1x0	0	0			0	None	None	None	None		None	0%	0

Building Information		Building Summary		Out Building Information								
Building No:	2	Total Unadjusted RCN:	1,125,020	StructureCode	Width	Length	Ident. Units	Physical Condition	Functional Utility	Year	Percent Good	RCNLD
Year Built:	1880	Average Percent Good:	.35	Asphalt Parking	0	10000	1	C	Normal	Normal	1988-50%	8,870
No of Units:	3	Total Unadj. RCNLD:	383,760		0	0	0	0	None	None	0 0%	0
Structure Type:	Office Warehouse	Grade Factor:	1.00		0	0	0	0	None	None	0 0%	0
Grade:	C	No of Identical Units:	1		0	0	0	0	None	None	0 0%	0
Identical Units:	1	Economic Cond Factor:	0.80		0	0	0	0	None	None	0 0%	0
		RCNLD:	315,000		0	0	0	0	None	None	0 0%	0

			Income Approach Summary					
			Net Rentable Area:			23,791		
			Efficiencies:			0		
			1Br:			0		
			2Br:			0		
			3Br:			0		
			# of Units:			0		
			PGI:			171,986		
			EGI:			137,589		
			Expenses:			32,120		
			NOI:			105,469		
			Cap Rate:			14.4999995828		
			Residual Land:					
			Income Ind Value:			727,400		

Building Other Information				
Line	StructureCode	+/- Measure 1	Measure 2	IdenticalUnits
1	Overhead Door - Wd/Mt	12	0	12
1	Overhead Door - Wd/Mt	8	0	12
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
0		0	0	0
Total Other Features				9,120

