

Property at 00021 ALEXANDRA LANE

Prop ID 1030021

Printed 05-Feb-2024 8:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAIMININKAS JESSICA L TTEE
 Second name:
 Address: 21 ALEXANDRA LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1030021 Neigh.: Zone: R40 Vol: 780 Page: 255

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	284,980
Resident Outbldg	2.00	21,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Oct-2022
 Sale price: 500,000
 Sale valid:

Values

Mkt value :
 Cost value: 595,214

Summary

Total assessments	416,650
Total exemptions	
Net assessment	416,650

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1904
 Mkt/sale :
 Assmt/sale: .8333

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	1.000	7,500	7,500			7,500	5,250
Residual		43,560						

1.920 acres

Total land value

157,500

110,250

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	10	English Tudor		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	06	W/W over wood	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	3
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,248	312,730
Basement	Full				
Heating	Yes	A/C Yes			8,970
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					106,003
Other Features	Mason Trim	WB Stks			22,742
Sub-Total					463,945
Grade	B+		Factor 1.3500		626,326
CDU			C&D Factor 1.00		626,326
Depreciation			35 %		407,112
Computed cost value @ 70%					284,978

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
L Living Area	BSMT Basement addition	224	4,128
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	CPAT Concrete patio	920	7,841
L Living Area	MAFF Masonry first floor	50	5,934
L Living Area	MAUF Masonry upper full	50	4,471
L Living Area	AIR Air conditioning	100	304
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	OVER Frame Overhang	8	733
L Living Area	FRFF Frame first floor	212	24,270
L Living Area	BSMT Basement addition	212	3,907
L Living Area	AIR Air conditioning	212	644

Total additions 106,003

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP4 Pool w/ Fiberglass	20	40	800	74.05		C	59,240	50	29,600
RS1 Frame Utility Shed	8	8	64	30.00		C	1,920	50	1,000
Value at 70%					21,420	Value at 100%			30,600

