

Property at 00043 ANVIL DRIVE

Prop ID 1060043

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Administrative Information

Owner name: ITA PAUL ANTHONY AND
Second name: PERSCHMANN KIMBERLEY DEVILLA
Address: 43 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060043 Neigh.: Zone: R40 Vol: 783 Page: 403

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	247,020
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Mar-2023
Sale price: 550,000
Sale valid:

Values

Mkt value :
Cost value: 520,957

Summary

Total assessments	364,670
Total exemptions	
Net assessment	364,670

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9472
Mkt/sale :
Assmt/sale: .6630

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site	40,075							
RES	12	.090	7,500	675			675	473
Residual	3,920							

1.010 acres

Total land value

165,675

115,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					112,121
Other Features		WB Stks	RR		21,787
Sub-Total					430,868
Grade	B	Factor 1.2600			542,894
CDU		C&D Factor 1.00			542,894
Depreciation		35 %			352,881
Computed cost value @ 70%					247,017

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	BSMT Basement addition	480	8,845
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	DECK Wood deck	432	11,444
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
L Living Area	AIR Air conditioning	480	1,459

Total additions 112,121

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2024	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

