Property at 00023 CHRISTIAN DRIVE — Prop ID 1790023 — Printed 05-Feb-2024 3:27 PM — Design and Layout (C) Right/Angles

Administrative Information

Owner name: BELOIN TRACY A TRUSTEE
Second name:
Address: 23 CHRISTIAN DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1790023 Neigh.: Zone: R40 Vol: 780 Page: 1112

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwellng	1.00	264,180
Resident Outbldg	2.00	14,490
Resident Excess	.71	3,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jul-2022
Sale price: 630,000
Sale valid:

Values

Mkt value :
Cost value: 553,429

Summary

Total assessments	387,400
Total exemptions	
Net assessment	387,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8785
Mkt/sale :
Assmt/sale: .6149

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	.710	7,500	5,325		5,325	3,728
Residual		30,928					
		1.630 acres		Total land value		155,325	108,728

Residential Dwelling Information

Subject	Code	Description
Style	04	Colonial
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	01	Hot Water
Fuel	01	Oil
Attic	99	None
Grade	37	B-
Garage	32	Detached 2 car
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	7	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	1	Rec Room Size	
Whirlpools		Living area	2,678
Saunas		# Living Units	1
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1978

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	768	218,990
Basement	Full			
Heating	Yes	A/C Yes		6,320
Plumbing	2 F/B	1 H/B 1 Add'l fix. Wh/p Saunas		9,000
Attic	None	Attic size:		
Additions				162,150
Other Features		WB Stks		6,750
Sub-Total				403,210
Grade	B-	Factor 1.1700		471,756
CDU		C&D Factor 1.00		471,756
Depreciation		20 %		377,405
		Computed cost value @ 70%		264,184

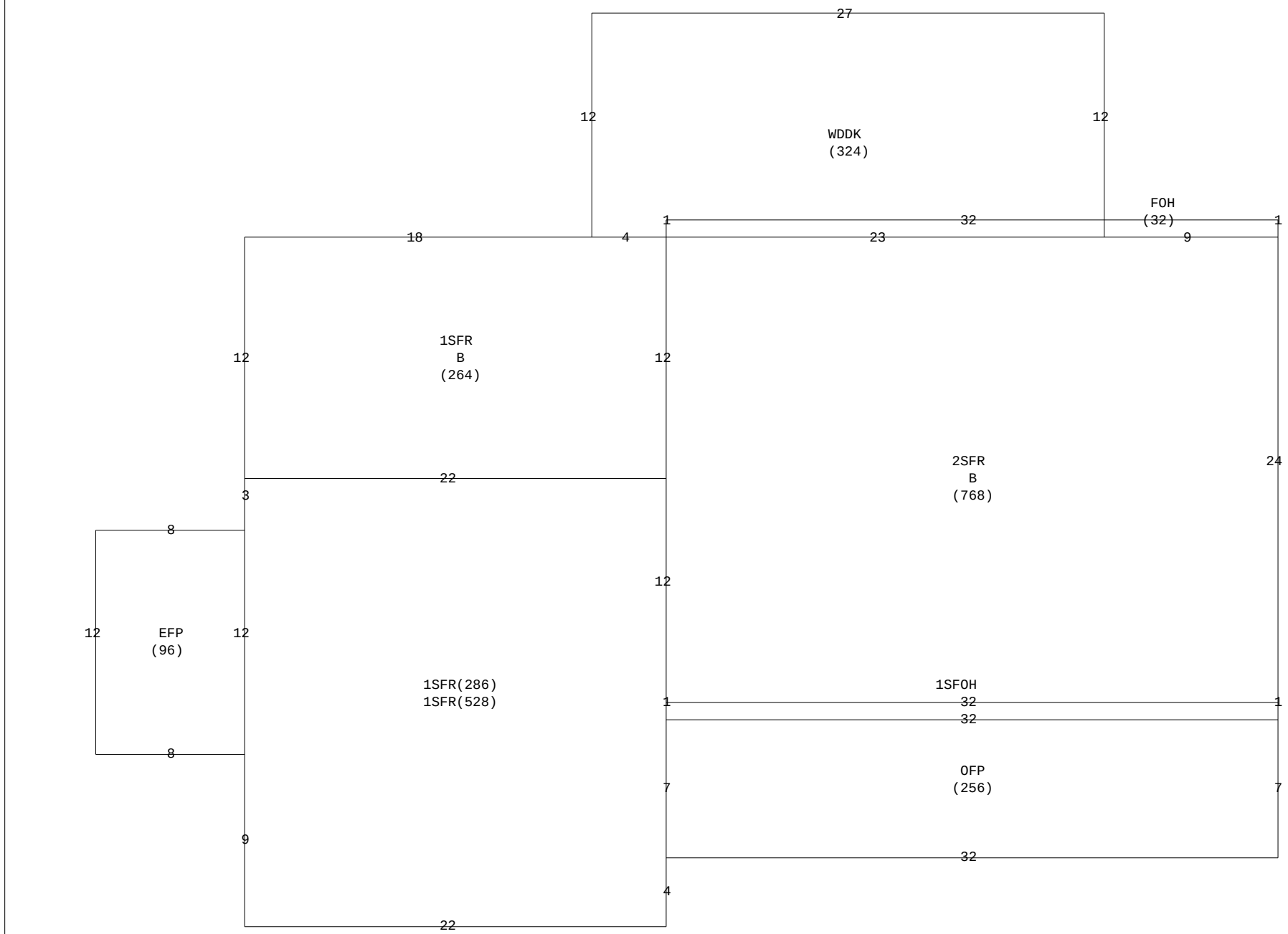
Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	FEFF	Frame enclosed first	96	9,155
L	Living Area	FRFF	Frame first floor	264	30,223
L	Living Area	BSMT	Basement addition	264	4,865
P	Porches, Patios, Decks	FOFF	Frame open first flo	256	15,597
L	Living Area	OVER	Frame Overhang	32	2,931
L	Living Area	OVER	Frame Overhang	32	2,931
P	Porches, Patios, Decks	DECK	Wood deck	324	8,583
L	Living Area	FRFF	Frame first floor	528	60,446
L	Living Area	FRUF	Frame upper full	286	23,947
L	Living Area	AIR	Air conditioning	264	803
L	Living Area	AIR	Air conditioning	286	869
L	Living Area	AIR	Air conditioning	528	1,605
L	Living Area	AIR	Air conditioning	64	195
			Total additions		162,150

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con Block Detach Garage	22	22	484	55.95		C	27,080	50	13,500
AB2 Flat barn	16	24	384	37.75		C	14,496	50	7,200
Value at 70%			14,490			Value at 100%			20,700

Property at 00023 CHRISTIAN DRIVE | Prop ID 1790023 Card 01 | Scale: 1" = 7.24 feet



TRACY A BELOIN 2022 TRUST DTD 11-22-22 V780 P1112 11-28-22