

Property at 00038 CRAIGEMORE CIRCLE

Prop ID 1960038

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Administrative Information

Owner name: PICARD ADAM

Second name:

Address: 38 CRAIGEMORE CIRCLE

City/state: AVON CT Zip: 06001

-Location Information-

Map: 005

Clerk map:

Lot: 1960038

Neigh.:

Zone: R30

Vol: 781

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Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	185,210
Resident Outbldg	1.00	1,470

-Exemptions-

Exempt	Cat	Amount
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—Last sale—

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Sale date: 17-Jan-2023
Sale price:      428,000
Sale valid: 07
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—Values—

Mkt value :	
Cost value:	401,686

Summary

Total assessments	281,180
Total exemptions	
Net assessment	281,180

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

-Sales ratios:

Cost/sale :	.9385
Mkt/sale :	
Assmt/sale:	.6570

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					

.690 acres	Total land value	135,000	94,500
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	07	Split Level				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles	Story Height 1.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	7	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	468
Attic	99	None	Addn'l fixtures		Rec Room Size	
Grade	33	C+	Whirlpools		Living area	1,515
Garage	11	Basement 1 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1		
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1965			

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area 1,515	245,870
Basement	Full					
Heating	Yes	A/C	No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						27,179
Other Features	WB Stks			Bsmt Gar		24,686

Sub-Total			306,235
Grade C+	Factor	1.0800	330,734
CDU	C&D Factor	1.00	330,734
Depreciation		20 %	264,587
		Computed cost value @ 70%	185,211

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	264	13,013
P Porches, Patios, Decks	CNPY Canopy	220	4,662
P Porches, Patios, Decks	FOFF Frame open first flo	135	8,225
P Porches, Patios, Decks	FOFF Frame open first flo	21	1,279

Total additions	27,179
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2003	C	4,200	50	2,100
Utility Shed									
Value at 70%		1,470					Value at 100%		2,100

