

Property at 00017 FALL BROOK

Prop ID 2230017

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Administrative Information

Owner name: GLOVER ERIN H & GARY A
Second name:
Address: 17 FALL BROOK
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2230017 Neigh.: Zone: R40 Vol: 781 Page: 771

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Dec-2022
Resident Land	.92	105,000				Sale price: 673,000
Resident Dwelling	1.00	285,030				Sale valid:
					Values	
Resident Excess	.02	110				Mkt value : Cost value: 557,343
Summary			Utilities		Sales ratios	
Total assessments	390,140		Water	Connecticut	Cost/sale :	.8281
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	390,140		Gas	None	Assmt/sale:	.5797

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	.020	7,500	150			150	105
Residual		871						
				.940 acres	Total land value		150,150	105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	250
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	560
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,324
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,567	375,020
Heating	Yes	A/C	Yes			10,720
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:				
Additions						68,865
Other Features	Mason Trim	WB Stks	RR			30,067
Sub-Total						497,172
Grade	B	Factor	1.2600			626,437
CDU		C&D Factor	1.00			626,437
Depreciation			35 %			407,184
Computed cost value @ 70%						285,029

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	8	733
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
G Garages	FR Attached frame LE 65	618	26,826
L Living Area	FRFF Frame first floor	162	18,546
P Porches, Patios, Decks	DECK Wood deck	168	4,450
Total additions			68,865

