

Property at 00084 JUNIPER DRIVE

Prop ID 2930084

Printed 06-Feb-2024 3:24 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: WOJCIECHOWSKA MARIANNA  
 Second name:  
 Address: 84 JUNIPER DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
 Lot: 2930084 Neigh.: Zone: R40 Vol: 784 Page: 881

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 94,500  |
| Resident Dwelling | 1.00 | 169,270 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 24-May-2023  
 Sale price: 385,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 376,814

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 263,770 |
| Total exemptions  |         |
| Net assessment    | 263,770 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : .9787  
 Mkt/sale :  
 Assmt/sale: .6851

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 40,075     |         |         |      |      |         |           |

.920 acres Total land value 135,000 94,500

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt   | Area | 231,090 |
|----------------|-------|------------------|------|---------|
| Basement       | Full  |                  | 830  |         |
| Heating        | Yes   | A/C Yes          |      | 6,670   |
| Plumbing       | 2 F/B | 1 H/B Add'l fix. | Wh/p | 8,500   |
| Attic          | None  | Attic size:      |      |         |
| Additions      |       |                  |      | 64,953  |
| Other Features |       | WB Stks          |      | 6,750   |

|              |    |                           |
|--------------|----|---------------------------|
| Sub-Total    |    | 317,963                   |
| Grade        | B- | Factor 1.1700             |
| CDU          |    | C&D Factor 1.00           |
| Depreciation |    | 35 %                      |
|              |    | Computed cost value @ 70% |
|              |    | 169,268                   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 488  | 21,753 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 36   | 2,193  |
| L Living Area            | FRFF Frame first floor    | 224  | 25,644 |
| L Living Area            | BSMT Basement addition    | 224  | 4,128  |
| L Living Area            | AIR Air conditioning      | 224  | 681    |
| L Living Area            | OVER Frame Overhang       | 14   | 1,282  |
| P Porches, Patios, Decks | DECK Wood deck            | 350  | 9,272  |

Total additions 64,953

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |
|----------------|------|------------------|-------------|
| Style          | 06   | Contemporary     |             |
| Exterior Walls | 10   | Vertical 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         | 22   | Attached 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             |             |

Actual Year Built: 1980

