

Property at 00021 PARKVIEW DRIVE

Prop ID 3510021

Printed 07-Feb-2024 11:33 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: ALHARETHI ASHRAF SAEED
 Second name:
 Address: 21 PARKVIEW DRIVE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,200	204,410
Basement	Full			
Heating	Yes	A/C Yes		5,870
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas	8,500
Attic	None		Attic size:	
Additions				36,473
Other Features		WB Stks		17,795
Sub-Total				273,048
Grade	C+	Factor 1.0800		294,892
CDU		C&D Factor 1.00		294,892
Depreciation		35 %		191,680
			Computed cost value @ 70%	134,176

Location Information			
Map: 011	Clerk map:		
Lot: 3510021	Neigh.:	Zone: R30	Vol: 778 Page: 567
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.69	94,500	
Resident Dwelling	1.00	134,180	
Resident Outbldg	1.00	980	
Summary		Utilities	
Total assessments	229,660	Water	Connecticut
Total exemptions		Sewer	Septic
Net assessment	229,660	Gas	None
		Values	
		Last sale	
		Sale date: 25-Aug-2022	
		Sale price: 350,000	
		Sale valid:	
		Mkt value :	
		Cost value: 328,086	
		Sales ratios	
		Cost/sale : .9374	
		Mkt/sale :	
		Assmt/sale: .6562	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	288	13,950
L Living Area	OVER Frame Overhang	46	4,213
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
Total additions			36,473

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	1
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	21	Attached 1 car	Rec Room Size	360
Area Over Gar.	99	None	Living area	1,246
Basement	01	Full	# Living Units	
Bsmt Fin Qual	05	Living Area W/ A	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1958	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		D	2,808	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

