

Property at 00001 SPYGLASS DRIVE

Prop ID 4040001

Printed 07-Feb-2024 2:22 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KOPROSKE KAREN S  
Second name:  
Address: 1 SPYGLASS DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 043 Clerk map:  
Lot: 4040001 Neigh.: HR Zone: RU2A Vol: 747 Page: 1021

## Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	259,780

## Exemptions

Exempt	Cat	Amount

## Last sale

Sale date: 15-Oct-2020  
Sale price: 296,500  
Sale valid:

## Values

Mkt value :  
Cost value: 371,114

## Summary

Total assessments	259,780
Total exemptions	
Net assessment	259,780

## Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

## Sales ratios

Cost/sale : 1.2516  
Mkt/sale :  
Assmt/sale: .8762

## Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,728
Basement	Full with walk		354,240
Heating	Yes	A/C Yes	
Plumbing	2 F/B	1 H/B	1 Add'l fix.
Attic	None		1 Wh/p
Additions			Saunas
Other Features			Attic size:
		M Stks RR	16,875

Sub-Total		371,115
Grade	Factor	371,115
CDU	C&D Factor 1.00	371,115
Depreciation	%	371,115
	Computed cost value @ 70%	259,781

## Building additions

Category	Type	Area	Value
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Total additions

## Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	HUNTER'S RUN	02 Townhome 1
Exterior Walls	01	Clapboards	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade		Unknown	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

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Prop ID 4040001 Card 01

No sketch for this property