

Property at 00043 VERMILLION DRIVE

Prop ID 4420043

Printed 07-Feb-2024 5:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CROSBY KEVIN & AMANDA
 Second name:
 Address: 43 VERMILLION DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4420043 Neigh.: Zone: RU2A Vol: 785 Page: 1157

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Jul-2023
Resident Land	2.00	140,000				Sale price: 862,800
Resident Dwelling	1.00	444,340				Sale valid:
					Values	
Resident Excess	2.00	10,500				Mkt value :
						Cost value: 849,771
Summary			Utilities		Sales ratios	
Total assessments		594,840	Water	None		Cost/sale : .9849
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		594,840	Gas	None		Assmt/sale: .6894

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000			200,000	140,000
Primary Site		87,120						
RES	12	2.000	7,500	15,000			15,000	10,500
Residual		87,120						
4.000 acres				Total land value			215,000	150,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,152
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2022				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,197	302,770
Basement	Full with walk				
Heating	Yes	A/C Yes			8,690
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					113,815
Other Features		M Stks			3,000
Sub-Total					437,775
Grade	A-	Factor 1.4500			634,774
CDU		C&D Factor 1.00			634,774
Depreciation		%			634,774
		Computed cost value @ 70%			444,342

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	906	40,591
G Garages	FSF Full-story fin o/gar	604	40,458
L Living Area	AIR Air conditioning	604	1,836
P Porches, Patios, Decks	FOFF Frame open first flo	91	5,544
L Living Area	BSMT Basement addition	154	2,838
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	AIR Air conditioning	154	468
P Porches, Patios, Decks	DECK Wood deck	168	4,450
Total additions			113,815

