

Property at 00015 NEWCASTLE DRIVE

Prop ID 4840015

Printed 07-Feb-2024 8:20 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DORAN ANTHONY L AND
 Second name: SCHLEGEL SARAH E
 Address: 15 NEWCASTLE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4840015 Neigh.: Zone: R40 Vol: 788 Page: 1188

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Oct-2023
Resident Land	.92	140,000				Sale price: 1,125,000
Resident Dwelling	1.00	404,300				Sale valid:
Resident Outbldg	1.00	15,190				Values
						Mkt value :
Resident Excess	.06	330				Cost value: 799,743
Summary			Utilities		Sales ratios	
Total assessments		559,820	Water	Connecticut	Cost/sale :	.7109
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		559,820	Gas	None	Assmt/sale:	.4976

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.063	7,500	473			473	331
Residual		2,744						
		.983 acres	Total land value				200,473	140,331

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	5	Masonry trim sf
Fuel	01	Oil	Half Baths	1	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4	Rec Room Size 1,380
Grade	47	A-	Whirlpools	1	Living area 3,525
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	99	None	M/F stacks		
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1995		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,398	342,020
Basement	Full				
Heating	Yes	A/C Yes			9,790
Plumbing	5 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas 28,000
Attic	None		Attic size:		
Additions					141,142
Other Features		WB Stks	RR		48,084
Sub-Total					569,036
Grade	A-	Factor 1.4500			825,102
CDU		C&D Factor 1.00			825,102
Depreciation		30 %			577,571
		Computed cost value @ 70%			404,300

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	899	40,277
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	BSMT Basement addition	378	6,966
L Living Area	AIR Air conditioning	378	1,149
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	FRFF Frame first floor	217	24,842
L Living Area	BSMT Basement addition	217	3,999
L Living Area	AIR Air conditioning	217	660
P Porches, Patios, Decks	DECK Wood deck	316	8,371
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	AIR Air conditioning	120	365
Total additions			141,142

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	28	392	110.5	1997	C	43,336	50	21,700
Value at 70%			15,190				Value at 100%		21,700

