

Property at 00005 ZACHARY DRIVE

Prop ID 5050005

Printed 07-Feb-2024 9:51 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MEZHERITSKIY MICHAEL & NELLY
 Second name:
 Address: 5 ZACHARY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 5050005 Neigh.: Zone: R30 Vol: 609 Page: 320

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Aug-2010
Resident Land	.69	140,000				Sale price: 569,500
Resident Dwelling	1.00	319,800				Sale valid:
					Values	
Resident Excess	.17	900				Mkt value :
						Cost value: 658,143
Summary			Utilities		Sales ratios	
Total assessments		460,700	Water	Connecticut	Cost/sale :	1.1557
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		460,700	Gas	None	Assmt/sale:	.8090

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	200,000	200,000			200,000	140,000
Primary Site		30,056						
RES	12	.172	7,500	1,290			1,290	903
Residual		7,492						
				.862 acres	Total land value		201,290	140,903

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Half bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	432
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,178
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1998	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,226	308,430
Basement	Full						
Heating	Yes	A/C Yes					8,850
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		16,500
Attic	None				Attic size:		
Additions							98,754
Other Features		WB Stks	RR				17,576
Sub-Total							450,110
Grade	A-	Factor 1.4500					652,660
CDU		C&D Factor 1.00					652,660
Depreciation		30 %					456,862
Computed cost value @ 70%							319,803

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	744	33,333
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
L Living Area	BSMT Basement addition	88	1,622
L Living Area	FRFF Frame first floor	88	10,074
L Living Area	AIR Air conditioning	88	268
L Living Area	FRFF Frame first floor	14	1,603
P Porches, Patios, Decks	DECK Wood deck	308	8,159
Total additions			98,754

