

Property at 00008 ZACHARY DRIVE

Prop ID 5050008

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Administrative Information

Owner name: GREER WILLIAM A &
Second name: HOLLY W
Address: 8 ZACHARY DRIVE
City/state: AVON CT Zip: 06001

-Location Information-

Map: 010 Clerk map:
Lot: 5050008 Neigh.: Zone: R30 Vol: 372 Page: 320

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Dwelling	1.00	336,700

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 07-Jul-1999
Sale price:      468,500
Sale valid: Y
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—Values:

Mkt value :
Cost value: 682,657

Summary

Total assessments	477,860
Total exemptions	
Net assessment	477,860

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

-Sales ratios-

Cost/sale :	1.4571
Mkt/sale :	
Assmt/sale:	1.0200

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	.221	7,500	1,658		1,658	1,161
Residual		9,627					

.911 acres	Total land value	201,658	141,161
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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	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	3	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	2	Rec Room Size	800
Grade	47	A-	Whirlpools	1	Living area	3,164
Garage	23	Attached 3 car	Saunas		# Living Units	
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1998			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area 1,274	317,800
Basement	Full						
Heating	Yes	A/C Yes					9,110
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	17,000	
Attic	None	Attic size:					
Additions							103,180
Other Features	WB Stks		RR			26,799	

Sub-Total			473,889
Grade	A-	Factor 1.4500	687,139
CDU		C&D Factor 1.00	687,139
Depreciation		30 %	480,997
		Computed cost value @ 70%	336,698

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	660	29,569
G Garages	FSF Full-story fin o/gar	308	20,631
L Living Area	AIR Air conditioning	308	936
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
L Living Area	BSMT Basement addition	308	5,676
P Porches, Patios, Decks	DECK Wood deck	384	10,172

Total additions	103,180
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Scale: 1" = 8.45 feet