

Property at 00011 ZACHARY DRIVE

Prop ID 5050011

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Administrative Information

Owner name: MUIRHEAD JUDITH L CO-TTEE
Second name: MUIRHEAD JOHN J CO-TTEE
Address: 11 ZACHARY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 5050011 Neigh.: Zone: R30 Vol: 791 Page: 27

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Aug-2013
Resident Land	.69	140,000				Sale price: 650,000
Resident Dwelling	1.00	358,060				Sale valid:
					Values	
Resident Excess	.13	680				Mkt value : Cost value: 712,486
Summary			Utilities		Sales ratios	
Total assessments		498,740	Water	Connecticut	Cost/sale :	1.0961
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		498,740	Gas	None	Assmt/sale:	.7673

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	.130	7,500	975			975	683
Residual		5,663						
				.820 acres	Total land value		200,975	140,683

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,350	332,650
Basement	Full			
Heating	Yes	A/C Yes		9,530
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				125,094
Other Features	WB Stks	RR		19,676
Sub-Total				503,950
Grade	A-	Factor 1.4500		730,728
CDU		C&D Factor 1.00		730,728
Depreciation		30 %		511,510
Computed cost value @ 70%				358,057

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	768	34,408
G Garages	FSF Full-story fin o/gar	456	30,545
L Living Area	AIR Air conditioning	456	1,386
L Living Area	BSMT Basement addition	180	3,317
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	DECK Wood deck	432	11,444

Total additions 125,094

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	4
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	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	587
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,504
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1999				

