

Property at 00016 ZACHARY DRIVE

Prop ID 5050016

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Administrative Information

Owner name: GORNY ERIC R & TRACY L TRUSTEES  
 Second name:  
 Address: 16 ZACHARY DRIVE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:  
 Lot: 5050016 Neigh.: Zone: R30 Vol: 764 Page: 1031

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Jun-2006
Resident Land	.69	140,000			Sale price: 746,250
Resident Dwelling	1.00	387,410			Sale valid:
				Values	
Resident Excess	.27	1,420			Mkt value : Cost value: 755,471
Summary		Utilities		Sales ratios	
Total assessments		528,830	Water Connecticut		Cost/sale : 1.0124
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment		528,830	Gas None		Assmt/sale: .7086

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	.270	7,500	2,025		2,025	1,418
Residual		11,761					
		.960 acres		Total land value		202,025	141,418

Residential Dwelling Information

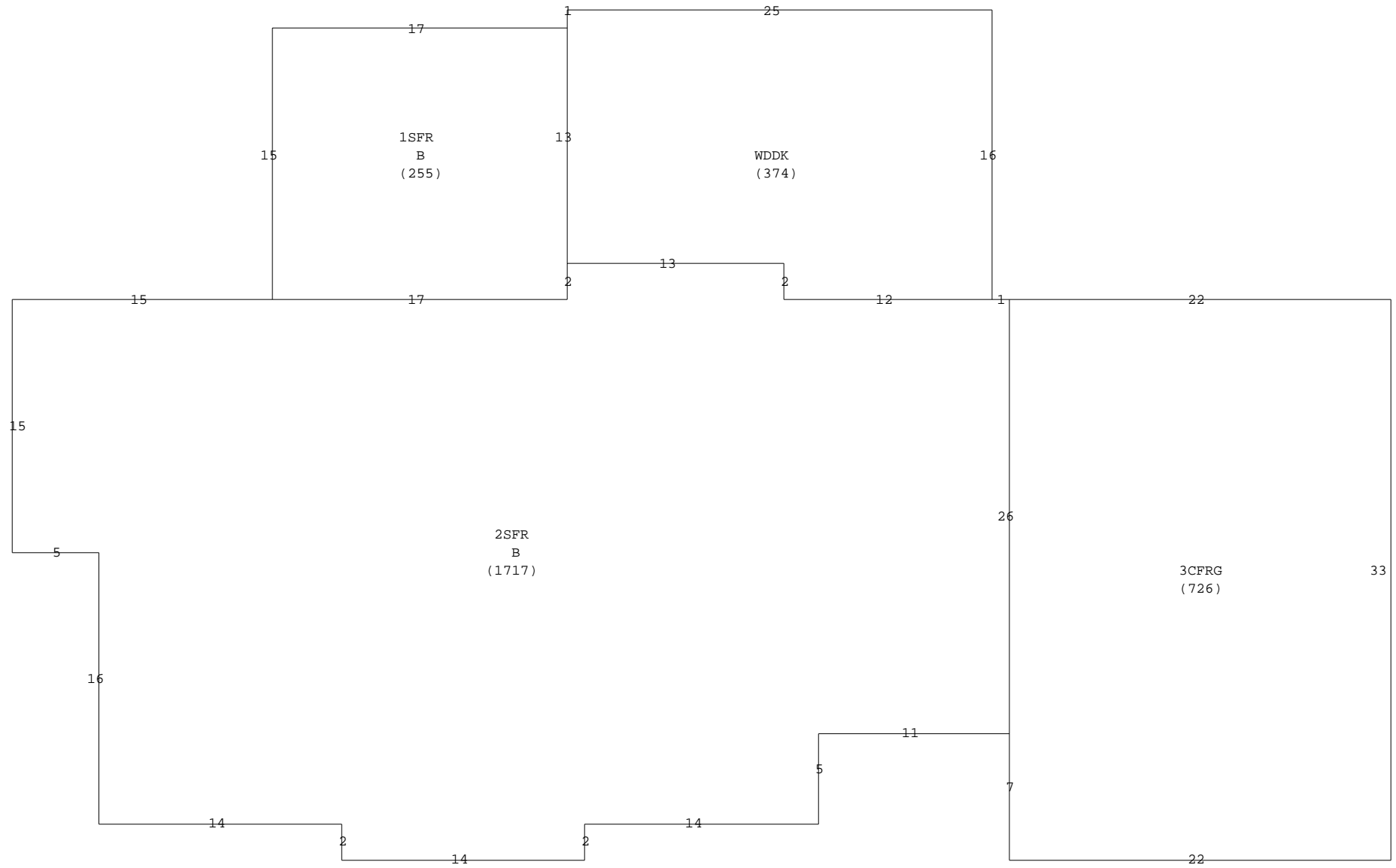
Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size 670
Grade	47	A-	Whirlpools	1 Living area 3,689
Garage	23	Attached 3 car	Saunas	# Living Units
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: 1998	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,717 404,320
Basement	Full		
Heating	Yes	A/C Yes	11,550
Plumbing	4 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas 22,000
Attic	None	Attic size:	
Additions			77,100
Other Features	WB Stks	RR	30,291
Sub-Total			545,261
Grade	A-	Factor 1.4500	790,628
CDU		C&D Factor 1.00	790,628
Depreciation		30 %	553,440
Computed cost value @ 70%			387,408

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
P Porches, Patios, Decks	DECK Wood deck	374	9,907
L Living Area	BSMT Basement addition	255	4,699
L Living Area	FRFF Frame first floor	255	29,193
L Living Area	AIR Air conditioning	255	775
Total additions			77,100



THE E GORNY LVG TRST U/A DTD 3-26-21 (1/2 INTEREST) V764 P1031 8-24-21  
THE T GORNY LVG TRST U/A DTD 3-26-21 (1/2 INTEREST) V764 P1031 8-24-21