

Property at 00019 ZACHARY DRIVE

Prop ID 5050019

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Administrative Information

Owner name: LIU BINGWEI AND
Second name: ZHANG TIAN TRUSTEES
Address: 19 ZACHARY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 5050019 Neigh.: Zone: R30 Vol: 787 Page: 1103

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Dwelling	1.00	365,820

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jul-2023
Sale price: 780,000
Sale valid:

Values

Resident Excess	.29	1,530	Mkt value :	
			Cost value:	724,786

Summary

Total assessments	507,350
Total exemptions	
Net assessment	507,350

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9292
Mkt/sale :
Assmt/sale: .6504

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	.292	7,500	2,190			2,190	1,533
Residual		12,720						

.982 acres

Total land value

202,190

141,533

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.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	550
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,520
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,658	392,800
Basement	Full				
Heating	Yes	A/C Yes			11,230
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:			
Additions					66,564
Other Features		WB Stks	RR		27,284
Sub-Total					514,878
Grade	A-	Factor 1.4500			746,573
CDU		C&D Factor 1.00			746,573
Depreciation		30 %			522,601
Computed cost value @ 70%					365,821

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
P Porches, Patios, Decks	DECK Wood deck	238	6,305
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	BSMT Basement addition	204	3,759
L Living Area	AIR Air conditioning	204	620

Total additions 66,564

