

Property at 00024 ZACHARY DRIVE

Prop ID 5050024

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Administrative Information

Owner name: MARIN KATRINA & LUIS A
 Second name:
 Address: 24 ZACHARY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 5050024 Neigh.: Zone: R30 Vol: 801 Page: 812

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Jul-2012
Resident Land	.69	140,000				Sale price: 650,000
Resident Dwelling	1.00	381,810				Sale valid:
					Values	
Resident Excess	.07	370				Mkt value :
						Cost value: 745,971
Summary			Utilities		Sales ratios	
Total assessments		522,180	Water	Connecticut	Cost/sale :	1.1476
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		522,180	Gas	None	Assmt/sale:	.8034

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	.070	7,500	525			525	368
Residual		3,049						
		.760 acres	Total land value				200,525	140,368

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	4
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	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,070
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,669
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,364	335,380
Basement	Full				
Heating	Yes	A/C Yes			9,610
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,500
Additions					136,331
Other Features		WB Stks	RR		33,565
Sub-Total					537,386
Grade	A-	Factor 1.4500			779,210
CDU		C&D Factor 1.00			779,210
Depreciation		30 %			545,447
Computed cost value @ 70%					381,813

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	540	36,171
L Living Area	AIR Air conditioning	540	1,642
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	396	10,490
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	16	295
L Living Area	FRFF Frame first floor	33	3,778
L Living Area	BSMT Basement addition	33	608
L Living Area	AIR Air conditioning	49	149
Total additions			136,331

