

Property at 00025 ZACHARY DRIVE

Prop ID 5050025

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Administrative Information

Owner name: KANAAN JOSEPH T & JENNIFER P
Second name:
Address: 25 ZACHARY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 5050025 Neigh.: Zone: R30 Vol: 700 Page: 1141

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 19-Aug-2016
Resident Land	.69	140,000			Sale price: 610,000
Resident Dwelling	1.00	398,810			Sale valid:
Resident Outbldg	1.00	2,520			

Exemptions

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Summary

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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	1.525	7,500	11,438		11,438	8,007
Residual		66,429					

2.215 acres Total land value 211,438 148,007

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	47	A-	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	346,510
Basement	Full			
Heating	Yes	A/C Yes		9,920
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:		
Additions				147,570
Other Features		WB Stks	RR	34,802

Sub-Total	561,302
Grade A-	Factor 1.4500
CDU	C&D Factor 1.00
Depreciation	30 %
Computed cost value @ 70%	398,805

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	822	36,827
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	360	6,634
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	DECK Wood deck	280	7,417
P Porches, Patios, Decks	FOFF Frame open first flo	272	16,572

Total additions 147,570

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2004	C	7,200	50	3,600
Utility Shed									

Value at 70% 2,520

Value at 100% 3,600

