

Property at 00040 ZACHARY DRIVE

Prop ID 5050040

Printed 07-Feb-2024 9:53 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	BEALING STEPHANIE HIGGINS &
Second name:	BEALING CLIVE RICHARD TTEES
Address:	40 ZACHARY DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,392 340,850
Basement	Full		
Heating	Yes	A/C Yes	9,760
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p Saunas 18,000
Attic	None	Attic size:	
Additions			118,784
Other Features	WB Stks M Stks RR		33,558
Sub-Total			520,952
Grade	A-	Factor 1.4500	755,380
CDU		C&D Factor 1.00	755,380
Depreciation		30 %	528,766
Computed cost value @ 70%			370,136

Location Information						
Map: 010	Clerk map:					
Lot: 5050040	Neigh.:	Zone: R30	Vol: 767 Page: 340			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-Jul-2016	
Resident Land	.69	140,000			Sale price: 585,000	
Resident Dwelling	1.00	370,140			Sale valid:	
Resident Outbldg	1.00	22,330			Values	
Resident Excess	.11	600			Mkt value :	
Summary		Utilities		Sales ratios		
Total assessments	533,070	Water	Connecticut	Cost/sale :	1.3018	
Total exemptions		Sewer	Septic	Mkt/sale :		
Net assessment	533,070	Gas	CNG	Assmt/sale:	.9112	

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	14	1,282
G Garages	FRL Attached frame GT 65	866	38,799
G Garages	FSF Full-story fin o/gar	554	37,109
L Living Area	AIR Air conditioning	554	1,684
L Living Area	BSMT Basement addition	22	405
L Living Area	FRFF Frame first floor	22	2,519
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	534	14,146

Total additions 118,784

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	17	34	578	110.5	2006	C	63,898	50	31,900
Value at 70%		22,330	Value at 100%		31,900				

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	.114	7,500	855			855	599
Residual		4,966						
		.804 acres	Total land value				200,855	140,599

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	1
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1998	

