

Property at 00045 ZACHARY DRIVE

Prop ID 5050045

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Administrative Information

Owner name: STAPLETON JAMES D AND
 Second name: SARAH R
 Address: 45 ZACHARY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 5050045 Neigh.: Zone: R30 Vol: 352 Page: 441

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 09-Jul-1998
Resident Land	.69	140,000			Sale price: 140,000
Resident Dwelling	1.00	366,230			Sale valid: Y
Resident Outbldg	1.00	1,750			

Values

Resident Excess	1.38	7,220			Mkt value : Cost value: 736,000
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Summary

Total assessments	515,200	Water	Connecticut	Cost/sale : 5.2571
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	515,200	Gas	None	Assmt/sale: 3.6800

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	1.375	7,500	10,313		10,313	7,219
Residual		59,895					

2.065 acres

Total land value

210,313

147,219

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	3
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	750
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,483
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,457	353,540
Basement	Full			
Heating	Yes	A/C Yes		10,120
Plumbing	3 F/B	3 H/B 3 Add'l fix.	1 Wh/p	24,500
Attic	None	Attic size:		
Additions				101,753
Other Features	WB Stks	RR		25,546
Sub-Total				515,459
Grade	A-	Factor 1.4500		747,416
CDU		C&D Factor 1.00		747,416
Depreciation		30 %		523,191
Computed cost value @ 70%				366,234

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	875	39,202
G Garages	FSF Full-story fin o/gar	362	24,248
L Living Area	AIR Air conditioning	362	1,100
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	342	9,060
L Living Area	BSMT Basement addition	39	719
L Living Area	FRFF Frame first floor	39	4,465
L Living Area	AIR Air conditioning	39	119

Total additions 101,753

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2005	C	5,040	50	2,500
Utility Shed									
Value at 70%		1,750	Value at 100%		2,500				

