

Property at 00048 ZACHARY DRIVE

Prop ID 5050048

Printed 07-Feb-2024 9:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ADAMO VINCENZO P & MELANIE L
 Second name:
 Address: 48 ZACHARY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 5050048 Neigh.: Zone: R30 Vol: 739 Page: 376

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Apr-2020
Resident Land	.69	140,000				Sale price: 572,000
Resident Dwelling	1.00	432,530				Sale valid:
					Values	
Resident Excess	.17	900				Mkt value :
						Cost value: 819,186
Summary			Utilities		Sales ratios	
Total assessments		573,430	Water	Connecticut		Cost/sale : 1.4321
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		573,430	Gas	None		Assmt/sale: 1.0025

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	.171	7,500	1,283			1,283	898
Residual		7,449						
				.861 acres	Total land value		201,283	140,898

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,500	485,890
Basement	Full				
Heating	Yes	A/C Yes			13,830
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas 18,000
Attic	None	Attic size:			
Additions					102,429
Other Features		WB Stks	RR		33,709
Sub-Total					653,858
Grade	B+	Factor 1.3500			882,708
CDU		C&D Factor 1.00			882,708
Depreciation		30 %			617,896
Computed cost value @ 70%					432,527

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	287	17,486
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	BSMT Basement addition	40	737
L Living Area	AIR Air conditioning	40	122
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	429	28,736
L Living Area	AIR Air conditioning	429	1,304
Total additions			102,429

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	02	Softwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	976
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,185
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1999				

