

Property at 00053 ZACHARY DRIVE

Prop ID 5050053

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Administrative Information

Owner name: BOSSE JUSTIN AND KARA
Second name:
Address: 53 ZACHARY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 5050053 Neigh.: Zone: R30 Vol: 792 Page: 121

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Dwelling	1.00	431,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Mar-2024
Sale price: 980,000
Sale valid:

Values

Resident Excess	1.68	8,790

Summary

Total assessments	579,790
Total exemptions	
Net assessment	579,790

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8452
Mkt/sale :
Assmt/sale: .5916

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	1.675	7,500	12,563			12,563	8,794
Residual		72,963						

2.365 acres

Total land value

212,563

148,794

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,888	437,710
Basement	Full with walk			
Heating	Yes	A/C Yes		12,490
Plumbing	3 F/B	3 H/B	3 Add'l fix.	1 Wh/p Saunas 24,500
Attic	None		Attic size: 1,888	
Additions				98,800
Other Features	WB Stks	RR		33,114

Sub-Total				606,614
Grade	A-	Factor 1.4500		879,590
CDU		C&D Factor 1.00		879,590
Depreciation		30 %		615,713
		Computed cost value @ 70%		430,999

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	848	37,992
G Garages	FSF Full-story fin o/gar	520	34,832
L Living Area	AIR Air conditioning	520	1,581
L Living Area	BSMT Basement addition	128	2,359
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
P Porches, Patios, Decks	DECK Wood deck	264	6,993

Total additions 98,800

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 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths 3 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 3 Rec Room Size 1,052
Grade	47	A-	Whirlpools 1 Living area 4,424
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1999

