

Property at 00011 ALEXANDRA LANE

Prop ID 1030011

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Administrative Information

Owner name: SOUCY BRIAN T & JENNIFER CO-TTE
 Second name:
 Address: 11 ALEXANDRA LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1030011 Neigh.: Zone: R40 Vol: 814 Page: 637

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Aug-2008
Resident Land	.92	105,000				Sale price: 455,000
Resident Dwelling	1.00	222,420				Sale valid:
Resident Outbldg	2.00	21,840				Values
Resident Excess	.13	680				Mkt value :
						Cost value: 499,914
Summary			Utilities		Sales ratios	
Total assessments		349,940	Water	Connecticut	Cost/sale :	1.0987
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		349,940	Gas	None	Assmt/sale:	.7691

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.130	7,500	975			975	683
Residual		5,663						
1.050 acres		Total land value		150,975			105,683	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
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	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	1
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	2,592
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,118	287,340
Basement	Full				
Heating	Yes	A/C Yes			8,250
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		11,500
Additions					67,379
Other Features		WB Stks			13,500
Sub-Total					387,969
Grade	B	Factor 1.2600			488,841
CDU		C&D Factor 1.00			488,841
Depreciation		35 %			317,747
		Computed cost value @ 70%			222,423

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	AIR Air conditioning	48	146
G Garages	FSF Full-story fin o/gar	308	20,631
G Garages	FR Attached frame LE 65	594	25,889
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	DECK Wood deck	385	10,199
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	48	146
Total additions			67,379

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr			792	74.05		C	58,648	50	29,300
RS1 Frame Utility Shed	8	16	128	30.00		C	3,840	50	1,900
Value at 70%	21,840						Value at 100%		31,200

