

Property at 00037 ANDREA LANE

Prop ID 1050037

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Administrative Information

Owner name: ROSSIGNOL ANDRE D AND
 Second name: TRACIE L
 Address: 37 ANDREA LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 1050037 Neigh.: Zone: R30 Vol: 328 Page: 0034

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Dec-1996
Resident Land	.80	94,500				Sale price: 205,000
Resident Dwelling	1.00	215,080				Sale valid: Y
Resident Outbldg	1.00	2,030				
Summary			Utilities		Sales ratios	
Total assessments	311,610		Water	Connecticut	Cost/sale :	2.1715
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	311,610		Gas	None	Assmt/sale:	1.5200

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.800	135,000	135,000			135,000	94,500
Primary Site		34,848						
		.800 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	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: 1970	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	884	241,640
Basement	Full				
Heating	Yes	A/C Yes			6,960
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					126,630
Other Features	Mason Trim	WB Stks	RR		20,297
Sub-Total					404,027
Grade	B-	Factor 1.1700			472,712
CDU		C&D Factor 1.00			472,712
Depreciation		35 %			307,263
Computed cost value @ 70%					215,084

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	78	7,144
L Living Area	FRFF Frame first floor	676	77,389
L Living Area	BSMT Basement addition	676	12,457
G Garages	FR Attached frame LE 65	504	22,378
P Porches, Patios, Decks	CPAT Concrete patio	240	2,046
L Living Area	AIR Air conditioning	676	2,055
L Living Area	AIR Air conditioning	78	237

Total additions 126,630

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2004	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030					Value at 100%		2,900

