

Property at 00008 ANVIL DRIVE

Prop ID 1060008

Printed 06-Apr-2026 12:58 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BLASKO VLADIMIR & SONJA TTEES  
 Second name:  
 Address: 8 ANVIL DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 1060008 Neigh.: Zone: R40 Vol: 812 Page: 1178

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 20-Mar-2001 |
| Resident Land     | .92  | 115,500 |            |             |              | Sale price: 335,000    |
| Resident Dwelling | 1.00 | 240,010 |            |             |              | Sale valid:            |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | .12  | 630     |            |             | Mkt value :  |                        |
|                   |      |         |            |             | Cost value:  | 508,771                |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 356,140 | Water      | Connecticut | Cost/sale :  | 1.5187                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 356,140 | Gas        | None        | Assmt/sale:  | 1.0631                 |

## Land Information

| Type         | Use | Acres/SqFt | Rate             | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|------------------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 165,000          | 165,000 |      |      | 165,000 | 115,500   |
| Primary Site |     | 40,075     |                  |         |      |      |         |           |
| RES          | 12  | .120       | 7,500            | 900     |      |      | 900     | 630       |
| Residual     |     | 5,227      |                  |         |      |      |         |           |
| 1.040 acres  |     |            | Total land value |         |      |      | 165,900 | 116,130   |

## 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             | 7     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            |       |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         | 405   |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 1     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 400   |
| Interior Cond  | 05   | Good             | Living area             | 2,563 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Actual Year Built: 1972 |       |

## Building Valuation Summary

|                           |            |                 |              |       |         |
|---------------------------|------------|-----------------|--------------|-------|---------|
| Dwelling                  | Frame      | 2 story w/bsmt  | Area         | 1,227 | 308,630 |
| Basement                  | Full       |                 |              |       |         |
| Heating                   | Yes        | A/C Yes         |              |       | 8,850   |
| Plumbing                  | 2 F/B      | 1 H/B           | 1 Add'l fix. | Wh/p  | Saunas  |
| Attic                     | None       |                 | Attic size:  |       | 9,000   |
| Additions                 |            |                 |              |       | 68,528  |
| Other Features            | Mason Trim | WB Stks         | RR           |       | 23,634  |
| Sub-Total                 |            |                 |              |       | 418,642 |
| Grade                     | B          | Factor 1.2600   |              |       | 527,489 |
| CDU                       |            | C&D Factor 1.00 |              |       | 527,489 |
| Depreciation              |            | 35 %            |              |       | 342,868 |
| Computed cost value @ 70% |            |                 |              |       | 240,008 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 33   | 3,022  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 270  | 6,157  |
| L Living Area            | FRFF Frame first floor    | 49   | 5,610  |
| L Living Area            | BSMT Basement addition    | 49   | 903    |
| G Garages                | FR Attached frame LE 65   | 543  | 23,899 |
| L Living Area            | FRFF Frame first floor    | 36   | 4,121  |
| L Living Area            | BSMT Basement addition    | 36   | 663    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 64   | 3,899  |
| L Living Area            | AIR Air conditioning      | 33   | 100    |
| L Living Area            | AIR Air conditioning      | 49   | 149    |
| L Living Area            | AIR Air conditioning      | 36   | 109    |
| L Living Area            | FRFF Frame first floor    | 33   | 3,778  |
| L Living Area            | AIR Air conditioning      | 33   | 100    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 48   | 2,924  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 48   | 1,095  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 144  | 3,284  |
| P Porches, Patios, Decks | DECK Wood deck            | 329  | 8,715  |
| Total additions          |                           |      | 68,528 |

