

Property at 00020 ANVIL DRIVE

Prop ID 1060020

Printed 05-Feb-2024 8:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RITT WILLIAM J & CARLY E
 Second name:
 Address: 20 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060020 Neigh.: Zone: R40 Vol: 768 Page: 112

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	338,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Nov-2021
 Sale price: 540,000
 Sale valid:

Values

Mkt value :
 Cost value: 649,400

Summary

Total assessments	454,580
Total exemptions	
Net assessment	454,580

Utilities

Water	Connecticut
Sewer	None
Gas	None

Sales ratios

Cost/sale : 1.2026
 Mkt/sale :
 Assmt/sale: .8418

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	.080	7,500	600			600	420
Residual	3,485							

1.000 acres

Total land value

165,600

115,920

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	05	W/W over sub-flo	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	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	06	Very Good	Living area	3,144
Exterior Cond	06	Very Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1981				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	350,220
Basement	Full		1,440	
Heating	Yes	A/C Yes		10,030
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	14,000
Attic	None	Attic size:		
Additions				75,916
Other Features		WB Stks M Stks RR		29,799

Sub-Total		479,965
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	604,756
Depreciation	20 %	604,756
	Computed cost value @ 70%	483,805
		338,664

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	BSMT Basement addition	42	774
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	BPAT Brick/flagstone pati	336	7,662

Total additions 75,916

