

Property at 00025 ANVIL DRIVE

Prop ID 1060025

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

Administrative Information

Owner name: JUNG CHANGYONG & PARK JINSOOK
Second name:
Address: 25 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060025 Neigh.: Zone: R40 Vol: 724 Page: 687

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 21-Nov-2018
Resident Land	.92	115,500			Sale price: 392,500
Resident Dwelling	1.00	183,620			Sale valid:
Resident Outbldg	1.00	980			

Values

Resident Excess	.15	790			Mkt value :
					Cost value: 429,843

Summary

Total assessments	300,890	Water	Connecticut	Cost/sale :	1.0951
Total exemptions		Sewer	None	Mkt/sale :	
Net assessment	300,890	Gas	None	Assmt/sale:	.7666

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	.150	7,500	1,125		1,125	788
Residual	6,534						

1.070 acres

Total land value

166,125

116,288

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
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	05	W/W over sub-flo	Bedrooms 3
Heating System	01	Hot Water	Family Rooms 1
Fuel	01	Oil	Full Baths 3
Attic	99	None	Half Baths 1
Grade	37	B-	Finish bsmt sz
Garage	22	Attached 2 car	Addtn'l fixtures 1
Area Over Gar.	99	None	Rec Room Size 640
Basement	04	Full with walk-o	Living area 2,000
Bsmt Fin Qual	02	Rec Room w/o air	Whirlpools
Air Condition	99	None	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1986

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	235,000
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 14,000
Attic	None	Attic size:		
Additions				75,072
Other Features	WB Stks	RR		20,843

Sub-Total				344,915
Grade	B-	Factor 1.1700		403,551
CDU		C&D Factor 1.00		403,551
Depreciation		35 %		262,308
		Computed cost value @ 70%		183,616

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	BSMT Basement addition	266	4,902
L Living Area	OVER Frame Overhang	34	3,114

Total additions 75,072

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1998	C	2,880	50	1,400
Utility Shed									

Value at 70%

980

Value at 100%

1,400

