

Property at 00028 ANVIL DRIVE

Prop ID 1060028

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Administrative Information

Owner name: SERAFINI SAMUEL &
Second name: JUDICE ELYSE
Address: 28 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060028 Neigh.: Zone: R40 Vol: 794 Page: 477

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	268,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2024
Sale price: 700,000
Sale valid:

Values

Resident Excess	.11	580
Mkt value :		
Cost value:		549,200

Summary

Total assessments	384,440
Total exemptions	
Net assessment	384,440

Utilities

	Water	Connecticut
	Sewer	None
	Gas	None

Sales ratios

Cost/sale : .7846
Mkt/sale :
Assmt/sale: .5492

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	.110	7,500	825			825	578
Residual		4,792						

1.030 acres

Total land value

165,825

116,078

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,536	368,970
Basement	Full					
Heating	Yes	A/C Yes				10,550
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	12,000
Attic	None			Attic size:		
Additions						60,577
Other Features		WB Stks				16,000

Sub-Total						468,097
Grade	B		Factor 1.2600			589,802
CDU			C&D Factor 1.00			589,802
Depreciation			35 %			383,371
			Computed cost value @ 70%			268,360

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	210	24,041
L Living Area	BSMT	Basement addition	210	3,870
L Living Area	AIR	Air conditioning	210	638
G Garages	FR	Attached frame LE 65	529	23,353
L Living Area	FRFF	Frame first floor	34	3,892
L Living Area	BSMT	Basement addition	34	627
L Living Area	AIR	Air conditioning	34	103
P Porches, Patios, Decks	DECK	Wood deck	153	4,053

Total additions 60,577

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	40	B	Whirlpools 1 Living area 3,316
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1988

