

Property at 00035 ANVIL DRIVE

Prop ID 1060035

Printed 05-Feb-2024 8:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GOPAL RAHUL & PUNYAPRIYA
Second name:
Address: 35 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060035 Neigh.: Zone: R40 Vol: 699 Page: 514

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	284,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jul-2016
Sale price: 411,000
Sale valid:

Values

Resident Excess	.84	4,410

Summary

Total assessments	404,660
Total exemptions	
Net assessment	404,660

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4065
Mkt/sale :
Assmt/sale: .9846

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	.840	7,500	6,300			6,300	4,410
Residual		36,590						

1.760 acres

Total land value

171,300

119,910

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,116	286,950
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas 22,000
Attic	None			Attic size:	
Additions					350,968
Other Features	Mason Trim	WB Stks	M Stks		24,902

Sub-Total				684,820
Grade	C+	Factor 1.0800		739,606
CDU		C&D Factor 1.00		739,606
Depreciation		45 %		406,783
		Computed cost value @ 70%		284,748

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRFF Frame first floor	70	8,014
P Porches, Patios, Decks	DECK Wood deck	360	9,536
P Porches, Patios, Decks	DECK Wood deck	284	7,523
L Living Area	FRFF Frame first floor	441	50,486
L Living Area	FRFF Frame first floor	868	99,370
L Living Area	FRUF Frame upper full	868	72,678
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRUF Frame upper full	714	59,783
G Garages	FRL Attached frame GT 65	714	31,989

Total additions 350,968

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 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 4 Masonry trim sf 496
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	33	C+	Whirlpools 1 Living area 5,261
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks 2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1973

