

Property at 00038 ANVIL DRIVE

Prop ID 1060038

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Administrative Information

Owner name: STATER BRANDON TYLER &
 Second name: STATER JULIA RENEE
 Address: 38 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060038 Neigh.: Zone: R40 Vol: 815 Page: 1213

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-2026
Resident Land	.92	115,500				Sale price: 675,000
Resident Dwelling	1.00	270,740				Sale valid:
					Values	
Resident Excess	.02	110				Mkt value :
					Cost value: 551,929	
Summary			Utilities		Sales ratios	
Total assessments	386,350		Water	Connecticut	Cost/sale :	.8177
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	386,350		Gas	None	Assmt/sale:	.5724

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	.020	7,500	150			150	105
Residual		871						
							Values	
							Cost value: 551,929	
Summary			Utilities		Sales ratios			
Total assessments	386,350		Water	Connecticut	Cost/sale :	.8177		
Total exemptions			Sewer	Septic	Mkt/sale :			
Net assessment	386,350		Gas	None	Assmt/sale:	.5724		

.940 acres

Total land value

165,150

115,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1975

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	312,140
Basement	Full		1,245	
Heating	Yes	A/C Yes		8,950
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				107,855
Other Features		WB Stks	RR	34,802
Sub-Total				472,247
Grade	B	Factor 1.2600		595,031
CDU		C&D Factor 1.00		595,031
Depreciation		35 %		386,770
Computed cost value @ 70%				270,739

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	852	22,569
L Living Area	FRFF Frame first floor	355	40,641
L Living Area	BSMT Basement addition	355	6,542
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553
L Living Area	AIR Air conditioning	355	1,079
L Living Area	AIR Air conditioning	30	91
L Living Area	AIR Air conditioning	30	91
Total additions			107,855

