

Property at 00049 ANVIL DRIVE

Prop ID 1060049

Printed 09-Jan-2025 8:51 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KARIMEDDINI DAVID S AND
 Second name: JESSICA L
 Address: 49 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060049 Neigh.: Zone: R30 Vol: 681 Page: 598

Assessments

Assmt category	Qty	Amount
Resident Land	.72	115,500
Resident Dwelling	1.00	196,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Dec-2014
 Sale price: 345,000
 Sale valid:

Values

Mkt value :
 Cost value: 446,186

Summary

Total assessments	312,330
Total exemptions	
Net assessment	312,330

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2933
 Mkt/sale :
 Assmt/sale: .9053

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.720	165,000	165,000			165,000	115,500
Primary Site		31,363						

.720 acres

Total land value

165,000

115,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	912	247,110
Basement	Full				
Heating	Yes	A/C Yes			7,120
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					187,803
Other Features	Mason Trim WB Stks M Stks RR				28,616

Sub-Total		480,649
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	562,359
Depreciation	50 %	281,180
	Computed cost value @ 70%	196,826

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	840	96,164
L Living Area	BSMT Basement addition	840	15,480
P Porches, Patios, Decks	FEFF Frame enclosed first	156	14,876
P Porches, Patios, Decks	DECK Wood deck	55	1,457
P Porches, Patios, Decks	DECK Wood deck	616	16,318
G Garages	FRL Attached frame GT 65	676	30,286
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	840	2,554
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	5,473

Total additions 187,803

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	10	Vertical 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	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
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: 1980

