

Property at 00051 ANVIL DRIVE

Prop ID 1060051

Printed 18-Dec-2024 2:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TOLPIN ADAM S
Second name:
Address: 51 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060051 Neigh.: Zone: R30 Vol: 606 Page: 393

Assessments

Assmt category	Qty	Amount
Resident Land	.68	115,500
Resident Dwelling	1.00	153,380
Resident Outbldg	1.00	11,270

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 18-May-2010
Sale price: 255,000
Sale valid: 14

Values

Mkt value :
Cost value: 400,214

Summary

Total assessments	280,150
Total exemptions	
Net assessment	280,150

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5695
Mkt/sale :
Assmt/sale: 1.0986

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.680	165,000	165,000			165,000	115,500
Primary Site		29,621						

.680 acres Total land value 165,000 115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	2
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	
Bsmt Fin Qual	99	None	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	None		745	214,490
Heating	Yes	A/C No		-5,140
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None	Attic size:		
Additions				49,181
Other Features				

Sub-Total			267,531
Grade	B	Factor 1.2600	337,089
CDU		C&D Factor 1.00	337,089
Depreciation		35 %	219,108
		Computed cost value @ 70%	153,376

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	OVER Frame Overhang	32	2,931

Total additions 49,181

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95		C	32,227	50	16,100
Block Detach Garage									

Value at 70% 11,270

Value at 100% 16,100

