

Property at 00054 ANVIL DRIVE

Prop ID 1060054

Printed 30-Dec-2025 10:11 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DAWICZYK DAVID & WANDA
Second name:
Address: 54 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060054 Neigh.: Zone: R40 Vol: 593 Page: 1289

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Jul-2009
Resident Land	.92	115,500	AAA	Veteran	1,000	Sale price: 375,000
Resident Dwelling	1.00	194,590	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	Values
Resident Excess	.07	370				Mkt value : Cost value: 443,514

Summary

Total assessments	310,460	Utilities	Water Connecticut	Sales ratios	Cost/sale : 1.1827
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :	
Net assessment	298,960	Gas	CNG	Assmt/sale:	.8279

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	.070	7,500	525		525	368
Residual	3,049						
		.990 acres	Total land value	165,525		115,868	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	Rec Room Size 400
Garage	22	Attached 2 car	Whirlpools	Living area 2,040
Area Over Gar.	99	None	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					86,995
Other Features		WB Stks	RR		15,558
Sub-Total					339,413
Grade	B	Factor 1.2600			427,660
CDU		C&D Factor 1.00			427,660
Depreciation		35 %			277,979
		Computed cost value @ 70%			194,585

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	374	42,816
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
Total additions			86,995

