

Property at 00075 ANVIL DRIVE

Prop ID 1060075

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Administrative Information

Owner name: THOMPSON KEVIN D &
 Second name: CYNTHIA J
 Address: 75 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060075 Neigh.: Zone: R40 Vol: 576 Page: 395

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Jun-2008
Resident Land	.92	115,500				Sale price: 415,000
Resident Dwelling	1.00	245,880				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 518,286
Summary			Utilities		Sales ratios	
Total assessments		362,800	Water	Connecticut	Cost/sale :	1.2489
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		362,800	Gas	None	Assmt/sale:	.8742

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	.030	7,500	225			225	158
Residual		1,307						
		.950 acres	Total land value				165,225	115,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	2,692
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	1
			Actual Year Built: 1980	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,016	267,420
Basement	Full with walk				
Heating	Yes	A/C Yes			7,690
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					131,777
Other Features		WB Stks			13,500
Sub-Total					428,887
Grade	B	Factor 1.2600			540,398
CDU		C&D Factor 1.00			540,398
Depreciation		35 %			351,259
Computed cost value @ 70%					245,881

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	345	9,139
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	AIR Air conditioning	336	1,021
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	FRUH Frame upper half	336	17,182
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	14	1,282
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FATT Full finished attic	576	20,804
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	AIR Air conditioning	168	511
L Living Area	AIR Air conditioning	72	219

Total additions 131,777

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

