

Property at 00079 ANVIL DRIVE

Prop ID 1060079

Printed 05-Feb-2024 8:57 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ACSADI GYULA
Second name:
Address: 79 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060079 Neigh.: Zone: R40 Vol: 615 Page: 1153

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	229,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Nov-2010
Sale price: 365,000
Sale valid:

Values

Resident Excess	.95	4,990

Summary

Total assessments	349,500
Total exemptions	
Net assessment	349,500

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3679
Mkt/sale :
Assmt/sale: .9575

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	.950	7,500	7,125		7,125	4,988
Residual	41,382						

1.870 acres

Total land value

172,125

120,488

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,094	282,650
Basement	Full with walk					
Heating	Yes	A/C Yes				8,120
Plumbing	2 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas	13,000
Attic	None			Attic size:		
Additions						70,862
Other Features		M Stks		Bsmt Gar		24,821

Sub-Total						399,453
Grade	B	Factor 1.2600				503,311
CDU		C&D Factor 1.00				503,311
Depreciation		35 %				327,152
		Computed cost value @ 70%				229,006

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	BSMT Basement addition	276	5,086
L Living Area	FRFF Frame first floor	276	31,597
L Living Area	AIR Air conditioning	276	839
P Porches, Patios, Decks	DECK Wood deck	290	7,682
L Living Area	OVER Frame Overhang	8	733
L Living Area	OVER Frame Overhang	12	1,099
P Porches, Patios, Decks	FEFF Frame enclosed first	156	14,876
P Porches, Patios, Decks	DECK Wood deck	165	4,371

Total additions 70,862

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
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	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	500
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,534
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 1981	

