

Property at 00081 ANVIL DRIVE

Prop ID 1060081

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Administrative Information

Owner name: CHUDECKI PATRICIA S EST OF
 Second name: C/O JOSEPH F CHUDECKI JR
 Address: 81 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060081 Neigh.: Zone: R40 Vol: 459 Page: 1135

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	259,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-1981
 Sale price: 39,500
 Sale valid:

Values

Mkt value :
 Cost value: 536,114

Summary

Total assessments	375,280
Total exemptions	
Net assessment	375,280

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 13.5725
 Mkt/sale :
 Assmt/sale: 9.5008

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					

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1985

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,122	288,120
Basement	Full					
Heating	Yes	A/C	Yes			8,270
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						108,784
Other Features	WB Stks					9,250

Sub-Total			422,924
Grade	B+	Factor 1.3500	570,947
CDU		C&D Factor 1.00	570,947
Depreciation		35 %	371,116
		Computed cost value @ 70%	259,781

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	616	26,747
L Living Area	FRUF Frame upper full	336	28,133
L Living Area	FRUF Frame upper full	40	3,349
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
P Porches, Patios, Decks	DECK Wood deck	567	15,020
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	336	1,021
L Living Area	AIR Air conditioning	210	638
L Living Area	AIR Air conditioning	76	231

Total additions 108,784

