

Property at 00086 ANVIL DRIVE

Prop ID 1060086

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

Administrative Information

Owner name: TRIGG NICHOLAS R
Second name:
Address: 86 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060086 Neigh.: Zone: R40 Vol: 723 Page: 1132

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	173,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Dec-2005
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 413,414

Summary

Total assessments	289,390
Total exemptions	
Net assessment	289,390

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	2
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	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	Full		720	209,610
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		M Stks		102,536
				6,000

Sub-Total			326,646
Grade	B-	Factor 1.1700	382,176
CDU		C&D Factor 1.00	382,176
Depreciation		35 %	248,414
		Computed cost value @ 70%	173,890

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	30	2,748
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FATT Full finished attic	576	20,804
L Living Area	OVER Frame Overhang	8	733
L Living Area	OVER Frame Overhang	10	916
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRUH Frame upper half	288	14,727
P Porches, Patios, Decks	DECK Wood deck	168	4,450

Total additions 102,536

