

Property at 00089 ANVIL DRIVE

Prop ID 1060089

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Administrative Information

Owner name: BABOWICZ MICHAEL J & ANGELA A
Second name:
Address: 89 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060089 Neigh.: Zone: R40 Vol: 722 Page: 1293

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	224,540

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Sep-2018
Sale price: 420,000
Sale valid:

Values

Mkt value :
Cost value: 485,771

Summary

Total assessments	340,040
Total exemptions	
Net assessment	340,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1566
Mkt/sale :
Assmt/sale: .8096

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	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,084	280,700
Basement	Full with walk				
Heating	Yes	A/C Yes			8,060
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					79,954
Other Features		WB Stks	RR		14,457

Sub-Total				391,671
Grade	B	Factor 1.2600		493,505
CDU		C&D Factor 1.00		493,505
Depreciation		35 %		320,778
		Computed cost value @ 70%		224,545

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	292	33,428
L Living Area	BSMT Basement addition	292	5,381
L Living Area	AIR Air conditioning	292	888
P Porches, Patios, Decks	DECK Wood deck	672	17,801
G Garages	FR Attached frame LE 65	506	22,456

Total additions 79,954

