

Property at 00104 ANVIL DRIVE

Prop ID 1060104

Printed 05-Feb-2024 8:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAMB PATRICK J & MAUREEN E
Second name:
Address: 104 ANVIL DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1060104 Neigh.: Zone: R40 Vol: 668 Page: 211

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Oct-2013
Resident Land	.92	115,500				Sale price: 365,000
Resident Dwelling	1.00	205,930				Sale valid: 1
					Values	
Resident Excess	.02	110				Mkt value : Cost value: 459,343
Summary			Utilities		Sales ratios	
Total assessments		321,540	Water	Connecticut	Cost/sale :	1.2585
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		321,540	Gas	CNG	Assmt/sale:	.8809

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	.020	7,500	150			150	105
Residual		871						
				.940 acres	Total land value		165,150	115,605

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					816	228,360
Heating	Yes	A/C		No			
Plumbing	2 F/B	1 H/B	Add'l fix.		Wh/p	Saunas	8,500
Attic	None	Attic size:					
Additions							115,597
Other Features	WB Stks						6,750
Sub-Total							359,207
Grade	B	Factor		1.2600		452,601	
CDU	C&D		Factor		1.00		452,601
Depreciation			35 %				294,191
						Computed cost value @ 70%	
						205,934	

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	BSMT Basement addition	393	7,242
L Living Area	FRFF Frame first floor	393	44,991
P Porches, Patios, Decks	DECK Wood deck	255	6,755
Total additions			115,597

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good	Actual Year Built: 1983	
Exterior Cond	05	Good		

