

Property at 00112 ANVIL DRIVE

Prop ID 1060112

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Administrative Information

Owner name: KAGAN ROBERT G & CAIN MARCY
 Second name:
 Address: 112 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060112 Neigh.: Zone: R40 Vol: 715 Page: 304

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Apr-1983
Resident Land	.92	115,500				Sale price: 126,200
Resident Dwelling	1.00	258,760				Sale valid:
					Values	
Resident Excess	.39	2,050			Mkt value :	
					Cost value:	537,586
Summary			Utilities		Sales ratios	
Total assessments		376,310	Water	Connecticut	Cost/sale :	4.2598
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		376,310	Gas	CNG	Assmt/sale:	2.9819

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	.390	7,500	2,925		2,925	2,048
Residual		16,988					
1.310 acres			Total land value			167,925	117,548

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl 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	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,944
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1983	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				851	235,190
Basement	Full						
Heating	Yes	A/C Yes					6,780
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		14,000
Attic	None			Attic size:			
Additions							188,627
Other Features		WB Stks					6,750
Sub-Total							451,347
Grade	B	Factor 1.2600					568,697
CDU		C&D Factor 1.00					568,697
Depreciation		35 %					369,653
Computed cost value @ 70%							258,757

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	BSMT Basement addition	150	2,764
L Living Area	OVER Frame Overhang	74	6,777
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
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L Living Area	BSMT Basement addition	52	958
P Porches, Patios, Decks	FOFF Frame open first flo	25	1,523
P Porches, Patios, Decks	FOFF Frame open first flo	208	12,673
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	FRFF Frame first floor	462	52,890
L Living Area	AIR Air conditioning	462	1,404
P Porches, Patios, Decks	DECK Wood deck	162	4,291
L Living Area	FRFF Frame first floor	504	57,698
L Living Area	AIR Air conditioning	504	1,532
Total additions			188,627

