

Property at 00113 ANVIL DRIVE

Prop ID 1060113

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Administrative Information

Owner name: PICHNARCIK JEFFREY S AND
 Second name: LISA M TRUSTEES
 Address: 113 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060113 Neigh.: Zone: R40 Vol: 807 Page: 236

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	223,850
Resident Outbldg	1.00	630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Apr-2005
 Sale price: 419,900
 Sale valid:

Values

Mkt value :
 Cost value: 485,686

Summary

Total assessments	339,980
Total exemptions	
Net assessment	339,980

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1567
 Mkt/sale :
 Assmt/sale: .8097

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	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	02	Partial < half		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1983

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,023	268,790
Basement	Partial < half			-2,770
Heating	Yes	A/C Yes		7,730
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				11,500
Other Features		M Stks		99,211
				6,000
Sub-Total				390,461
Grade	B	Factor 1.2600		491,981
CDU		C&D Factor 1.00		491,981
Depreciation		35 %		319,788
		Computed cost value @ 70%		223,852

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	DECK Wood deck	96	2,543
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	BSMT Basement addition	64	1,179
L Living Area	AIR Air conditioning	64	195
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
L Living Area	AIR Air conditioning	224	681
L Living Area	OVER Frame Overhang	10	916
L Living Area	FRUF Frame upper full	60	5,024
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
P Porches, Patios, Decks	DECK Wood deck	140	3,709

Total additions 99,211

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	10	60	30.00	2017	C	1,800	50	900
Utility Shed									
Value at 70%			630				Value at 100%		900

