

Property at 00133 ANVIL DRIVE

Prop ID 1060133

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Administrative Information

Owner name: GARDNER JAMES S AND
 Second name: HART SANDRA M
 Address: 133 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060133 Neigh.: Zone: R40 Vol: 565 Page: 381

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	155,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Sep-2007
 Sale price: 370,000
 Sale valid:

Values

Mkt value :
 Cost value: 387,243

Summary

Total assessments	271,070
Total exemptions	
Net assessment	271,070

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0466
 Mkt/sale :
 Assmt/sale: .7326

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	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	37	B-	Whirlpools	1,896
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	912
Basement	Full		215,470
Heating	Yes	A/C No	
Plumbing	3 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			10,000
Other Features	WB Stks	Bsmt Gar	55,007
			11,750
Sub-Total			292,227
Grade	B-	Factor 1.1700	341,906
CDU		C&D Factor 1.00	341,906
Depreciation		35 %	222,239
		Computed cost value @ 70%	155,567

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	FATT Full finished attic	264	9,535
L Living Area	BSMT Basement addition	264	4,865
P Porches, Patios, Decks	DECK Wood deck	392	10,384

Total additions 55,007

