

Property at 00139 ANVIL DRIVE

Prop ID 1060139

Printed 05-Feb-2024 9:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAMET HARRY H & LUCIANA
 Second name:
 Address: 139 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060139 Neigh.: Zone: R40 Vol: 714 Page: 190

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Oct-2017
Resident Land	.92	115,500				Sale price: 492,500
Resident Dwelling	1.00	331,030				Sale valid:
					Values	
Resident Excess	.38	2,000			Mkt value :	
					Cost value:	640,757
Summary			Utilities		Sales ratios	
Total assessments		448,530	Water	Connecticut	Cost/sale :	1.3010
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		448,530	Gas	CNG	Assmt/sale:	.9107

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	.380	7,500	2,850			2,850	1,995
Residual		16,553						
1.300 acres			Total land value				167,850	117,495

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
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	Whirlpools	1
Exterior Cond	05	Good	Living area	3,559
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full				1,216	267,240
Heating	Yes	A/C	Yes			7,670
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas	20,000
Attic	None	Attic size:				
Additions						241,001
Other Features	M Stks					3,000
Sub-Total						538,911
Grade	B+	Factor	1.3500			727,530
CDU		C&D Factor	1.00			727,530
Depreciation			35 %			472,895
				Computed cost value @ 70%		331,027

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	BSMT Basement addition	75	1,382
L Living Area	FRFF Frame first floor	380	43,503
L Living Area	BSMT Basement addition	380	7,003
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	652	74,642
L Living Area	AIR Air conditioning	1,054	3,204
P Porches, Patios, Decks	DECK Wood deck	1,126	29,828
Total additions			241,001

