

Property at 00010 ARIEL WAY

Prop ID 1110010

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Administrative Information

Owner name: DENNIS-GERVAIS ANDREE P
 Second name:
 Address: 10 ARIEL WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 1110010 Neigh.: Zone: R40 Vol: 780 Page: 164

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Aug-2017
Resident Land	.92	105,000				Sale price: 447,500
Resident Dwelling	1.00	299,510				Sale valid:
Resident Outbldg	1.00	16,590				Values
Resident Excess	.05	260				Mkt value :
						Cost value: 601,943
Summary			Utilities		Sales ratios	
Total assessments	421,360		Water	Connecticut	Cost/sale :	1.3451
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	421,360		Gas	None	Assmt/sale:	.9416

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site	40,075							
RES	12	.050	7,500	375			375	263
Residual	2,178							
		.970 acres	Total land value				150,375	105,263

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	06	Contemporary			
Exterior Walls	10	Vertical Siding			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf
Fuel	01	Oil	Half Baths		Finish bsmt sz 500
Attic	99	None	Addtn'l fixtures	1	Rec Room Size
Grade	40	B	Whirlpools	1	Living area 5,000
Garage	03	Built-in 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	03	Fair			
Exterior Cond	03	Fair	Actual Year Built: 1979		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,074	278,750
Basement	Full				
Heating	Yes	A/C Yes			8,010
Plumbing	4 F/B	H/B 1 Add'l fix.	1 Wh/p	Saunas	18,000
Attic	None	Attic size:			
Additions					345,549
Other Features		WB Stks			28,841
Sub-Total					679,150
Grade	B	Factor 1.2600			855,729
CDU		C&D Factor 1.00			855,729
Depreciation		50 %			427,865
		Computed cost value @ 70%			299,506

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	84	9,616
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	DECK Wood deck	156	4,132
L Living Area	FRFF Frame first floor	598	68,460
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	FRUF Frame upper full	264	22,105
L Living Area	BSMT Basement addition	264	4,865
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRUF Frame upper full	576	48,228
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FR Attached frame LE 65	322	15,276
L Living Area	FRUF Frame upper full	294	24,617
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUF Frame upper full	360	30,143
L Living Area	AIR Air conditioning	2,824	8,585
Total additions			345,549

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	40	640	74.05		C	47,392	50	23,700
Value at 70%	16,590						Value at 100%		23,700

