

Property at 00028 ARIEL WAY

Prop ID 1110028

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Administrative Information

Owner name: ABATE GLENN AND LISA
 Second name:
 Address: 28 ARIEL WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 1110028 Neigh.: Zone: R40 Vol: 364 Page: 0055

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Feb-1999
Resident Land	.92	105,000			Sale price: 304,900
Resident Dwelling	1.00	310,450			Sale valid: Y
Resident Outbldg	1.00	1,260			
Resident Excess	.09	470			

Summary

Total assessments	417,180	Water	Connecticut	Cost/sale :	1.9546
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	417,180	Gas	None	Assmt/sale:	1.3683

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	.090	7,500	675		675	473
Residual	3,920						
1.010 acres		Total land value		150,675		105,473	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
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	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,330	286,650
Basement	Full				
Heating	Yes	A/C Yes			8,210
Plumbing	3 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		18,000
Additions					211,606
Other Features		WB Stks	RR		17,056
Sub-Total					541,522
Grade	B	Factor 1.2600			682,318
CDU		C&D Factor 1.00			682,318
Depreciation		35 %			443,507
		Computed cost value @ 70%			310,455

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	208	5,510
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	486	55,638
L Living Area	AIR Air conditioning	486	1,477
L Living Area	FRFF Frame first floor	580	66,399
L Living Area	BSMT Basement addition	580	10,688
L Living Area	AIR Air conditioning	580	1,763
L Living Area	FRUF Frame upper full	400	33,492
L Living Area	AIR Air conditioning	400	1,216
Total additions			211,606

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2002	C	3,600	50	1,800
Utility Shed									
Value at 70%	1,260		Value at 100%		1,800				

