

Property at 00005 AVONDALE DRIVE

Prop ID 1180005

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Administrative Information

Owner name: LARKIN-THORNE SONJA L
Second name:
Address: 5 AVONDALE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
Lot: 1180005 Neigh.: Zone: R30 Vol: 249 Page: 898

Assessments

Assmt category	Qty	Amount
Resident Land	.69	115,500
Resident Dwelling	1.00	274,040

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-1991
Sale price: 315,000
Sale valid:

Values

Resident Excess	.05	260	Mkt value :	
			Cost value:	556,857

Summary

Total assessments	389,800
Total exemptions	
Net assessment	389,800

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7678
Mkt/sale :
Assmt/sale: 1.2375

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	165,000	165,000			165,000	115,500
Primary Site	30,056							
RES	12	.050	7,500	375			375	263
Residual	2,178							

.740 acres Total land value 165,375 115,763

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,400	342,410
Basement	Full			
Heating	Yes	A/C Yes		9,800
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p Saunas
Attic	Unfinished		Attic size: 550	9,352
Additions				59,075
Other Features		WB Stks		13,500

Sub-Total			446,137
Grade	B+	Factor 1.3500	602,285
CDU		C&D Factor 1.00	602,285
Depreciation		35 %	391,485
		Computed cost value @ 70%	274,040

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
L Living Area	AIR Air conditioning	84	255
G Garages	FR Attached frame LE 65	540	23,782
P Porches, Patios, Decks	DECK Wood deck	558	14,781

Total additions 59,075

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
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 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures 2 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 2,926
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1990

