

Property at 00008 AVONDALE DRIVE

Prop ID 1180008

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Administrative Information

Owner name: MUCCI MATHEW T AND TORY L
 Second name:
 Address: 8 AVONDALE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 1180008 Neigh.: Zone: R30 Vol: 720 Page: 104

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jun-2018
Resident Land	.69	115,500				Sale price: 502,500
Resident Dwelling	1.00	294,070				Sale valid:
Resident Excess	.21	1,100				Values
Resident Outbldg	1.00	1,260				Mkt value :
						Cost value: 588,471
Summary			Utilities		Sales ratios	
Total assessments	411,930		Water	Connecticut	Cost/sale :	1.1711
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	411,930		Gas	None	Assmt/sale:	.8198

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	.210	7,500	1,575			1,575	1,103
Residual	9,148							
		.900 acres	Total land value				166,575	116,603

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
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,032	270,540
Basement	Full				
Heating	Yes	A/C Yes			7,780
Plumbing	2 F/B	2 H/B	1 Add'l fix.	1 Wh/p	15,000
Attic	None		Attic size:		
Additions					169,420
Other Features		WB Stks			16,000
Sub-Total					478,740
Grade	B+	Factor 1.3500			646,299
CDU		C&D Factor 1.00			646,299
Depreciation		35 %			420,094
		Computed cost value @ 70%			294,066

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	BSMT Basement addition	552	10,172
L Living Area	AIR Air conditioning	552	1,678
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	FRFF Frame first floor	344	39,381
L Living Area	BSMT Basement addition	344	6,339
L Living Area	AIR Air conditioning	344	1,046
Total additions			169,420

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2009	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

