

Property at 00015 AVONDALE DRIVE

Prop ID 1180015

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Administrative Information

Owner name: CROWSHAW SEAN K AND
 Second name: CROCKETT-CROWSHAW CYNTHIA I
 Address: 15 AVONDALE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 1180015 Neigh.: Zone: R30 Vol: 750 Page: 350

Assessments

Assmt category	Qty	Amount
Resident Land	.69	115,500
Resident Excess	.48	2,520
Resident Dwelling	1.00	315,440
Resident Outbldg	1.00	24,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Apr-2015
 Sale price: 531,000
 Sale valid:

Values

Mkt value :
 Cost value: 654,629

Summary

Total assessments	458,240
Total exemptions	
Net assessment	458,240

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2328
 Mkt/sale :
 Assmt/sale: .8630

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	.480	7,500	3,600			3,600	2,520
Residual		20,909						

1.170 acres

Total land value

168,600

118,020

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip	Story Height 2.0	
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	640
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	1,134
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	3,080
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,380	338,500
Basement	Full with walk				
Heating	Yes	A/C Yes			9,690
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,000
Additions					98,283
Other Features	Mason Trim	WB Stks	RR		45,063
Sub-Total					513,536
Grade	B+		Factor 1.3500		693,274
CDU			C&D Factor 1.00		693,274
Depreciation			35 %		450,628
Computed cost value @ 70%					315,440

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
P Porches, Patios, Decks	DECK Wood deck	312	8,265
P Porches, Patios, Decks	FEFF Frame enclosed first	204	19,454

Total additions 98,283

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	40	640	110.5	1997	C	70,752	50	35,400
Value at 70%					24,780		Value at 100%		35,400

