

Property at 00019 AVONDALE DRIVE

Prop ID 1180019

Printed 05-Feb-2024 9:48 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARDIA RAFFAELE AND
 Second name: ELAINE POMPA-CARDIA
 Address: 19 AVONDALE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 1180019 Neigh.: Zone: R30 Vol: 379 Page: 938

Assessments

Assmt category	Qty	Amount
Resident Land	.69	115,500
Resident Excess	1.17	6,140
Resident Dwelling	1.00	275,550

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Dec-1999
 Sale price: 420,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 567,414

Summary

Total assessments	397,190
Total exemptions	
Net assessment	397,190

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3510
 Mkt/sale :
 Assmt/sale: .9457

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	1.170	7,500	8,775		8,775	6,143
Residual		50,965					

1.860 acres Total land value 173,775 121,643

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
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	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,084
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,360	334,600
Basement	Full with walk			
Heating	Yes	A/C Yes		9,580
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				12,000
Other Features		WB Stks		83,168
				9,250
Sub-Total				448,598
Grade	B+	Factor 1.3500		605,607
CDU		C&D Factor 1.00		605,607
Depreciation		35 %		393,645
		Computed cost value @ 70%		275,552

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	DECK Wood deck	320	8,477
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

Total additions 83,168

