

Property at 00012 AVONRIDGE

Prop ID 1190012

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Administrative Information

Owner name: PARK SUNGHOON AND
Second name: YEUM JIA
Address: 12 AVONRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1190012 Neigh.: Zone: R40 Vol: 686 Page: 726

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jun-2015
Resident Land	.92	122,500				Sale price: 425,000
Resident Dwelling	1.00	312,630				Sale valid:
					Values	
Resident Excess	.05	260				Mkt value : Cost value: 621,986
Summary			Utilities		Sales ratios	
Total assessments		435,390	Water	Connecticut	Cost/sale :	1.4635
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		435,390	Gas	None	Assmt/sale:	1.0244

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.050	7,500	375			375	263
Residual		2,178						
			.970 acres	Total land value			175,375	122,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	2
Grade	37	B-	Addtn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,668	394,750
Basement	Full			
Heating	Yes	A/C Yes		11,280
Plumbing	2 F/B	2 H/B 3 Add'l fix.	1 Wh/p	16,000
Attic	None	Attic size:		
Additions				133,417
Other Features		WB Stks	RR	31,811
Sub-Total				587,258
Grade	B-	Factor 1.1700		687,092
CDU		C&D Factor 1.00		687,092
Depreciation		35 %		446,610
Computed cost value @ 70%				312,627

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	575	25,148
L Living Area	FRFF Frame first floor	740	84,716
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	AIR Air conditioning	740	2,250
L Living Area	AIR Air conditioning	154	468
Total additions			133,417

