

Property at 00016 BERTA LANE

Prop ID 1270016

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Administrative Information

Owner name: ZAPPALORTI DEAN A AND
 Second name: RANALDI AURELIO
 Address: 16 BERTA LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 1270016 Neigh.: Zone: R40 Vol: 524 Page: 977

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 05-Jul-2005
Resident Land	.92	105,000			Sale price: 290,000
Resident Dwelling	1.00	148,060			Sale valid: Y
			Values		
Resident Excess	.04	210	Mkt value :		
			Cost value:		361,814
Summary		Utilities		Sales ratios	
Total assessments	253,270	Water	Well	Cost/sale :	1.2476
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	253,270	Gas	None	Assmt/sale:	.8733

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.040	7,500	300		300	210
Residual		1,742					
		.960 acres		Total land value		150,300	105,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	99	None	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1970	

Building Valuation Summary

		Area		
Dwelling	Frame	1 1/2 story w/bsmt	936	219,560
Basement	Full			
Heating	Yes	A/C Yes		6,320
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				63,677
Other Features	WB Stks			6,750
Sub-Total				301,307
Grade	C+	Factor 1.0800		325,412
CDU		C&D Factor 1.00		325,412
Depreciation		35 %		211,518
		Computed cost value @ 70%		148,063

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
G Garages	FR Attached frame LE 65	572	25,031
L Living Area	AIR Air conditioning	252	766
Total additions			63,677

