

Property at 00018 BEVERLY DRIVE

Prop ID 1290018

Printed 05-Feb-2024 12:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PASTERNAK JAMES JOHN &
Second name: EVELYN ANN
Address: 18 BEVERLY DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1290018 Neigh.: Zone: R40 Vol: 248 Page: 279

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 24-Jun-1991	
Resident Land	.92 122,500			Sale price: 323,000	
Resident Dwelling	1.00 376,130			Sale valid:	
				Values	
Resident Excess	.28 1,470			Mkt value :	
				Cost value: 714,429	
Summary		Utilities		Sales ratios	
Total assessments	500,100	Water Connecticut		Cost/sale :	2.2119
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	500,100	Gas None		Assmt/sale:	1.5483

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	.280	7,500	2,100		2,100	1,470
Residual	12,197						
1.200 acres		Total land value		177,100		123,970	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	13
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	40	B	Addn'l fixtures	4
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,326	327,960
Basement	Full				
Heating	Yes	A/C Yes			9,400
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,500
Additions					270,113
Other Features		WB Stks	RR		33,099
Sub-Total					656,072
Grade	B	Factor 1.2600			826,651
CDU		C&D Factor 1.00			826,651
Depreciation		35 %			537,323
Computed cost value @ 70%					376,126

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	162	2,985
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	AIR Air conditioning	162	492
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	BSMT Basement addition	231	4,257
L Living Area	FRFF Frame first floor	231	26,445
L Living Area	AIR Air conditioning	231	702
G Garages	FRL Attached frame GT 65	944	42,293
P Porches, Patios, Decks	BPAT Brick/flagstone pati	296	6,750
L Living Area	BSMT Basement addition	1,217	22,427
L Living Area	AIR Air conditioning	1,217	3,700
L Living Area	FRFF Frame first floor	1,217	139,323

Total additions 270,113

