

Property at 00031 BEVERLY DRIVE

Prop ID 1290031

Printed 05-Feb-2024 12:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NAKAI MEGUMI
 Second name:
 Address: 31 BEVERLY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1290031 Neigh.: Zone: R40 Vol: 765 Page: 538

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	251,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Sep-2021
 Sale price: 425,000
 Sale valid:

Values

Mkt value :
 Cost value: 533,643

Summary

Total assessments	373,550
Total exemptions	
Net assessment	373,550

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2556
 Mkt/sale :
 Assmt/sale: .8789

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						

.920 acres	Total land value	175,000	122,500
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	352
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,829
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,232	309,600
Basement	Full				
Heating	Yes	A/C Yes			8,880
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	12,500
Attic	None		Attic size:		
Additions					83,202
Other Features	Mason Trim	WB Stks	RR		23,724

Sub-Total				437,906
Grade	B	Factor 1.2600		551,762
CDU		C&D Factor 1.00		551,762
Depreciation		35 %		358,645
		Computed cost value @ 70%		251,052

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	598	26,045
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	DECK Wood deck	276	7,311
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	FRFF Frame first floor	13	1,488
L Living Area	FRUF Frame upper full	13	1,088
L Living Area	OVER Frame Overhang	16	1,465

Total additions	83,202
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