

Property at 00040 BEVERLY DRIVE

Prop ID 1290040

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Administrative Information

Owner name: CARR ROBERT J & MICHELLE M
 Second name:
 Address: 40 BEVERLY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1290040 Neigh.: Zone: R40 Vol: 672 Page: 38

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Mar-2014
Resident Land	.92	122,500				Sale price: 537,500
Resident Dwelling	1.00	282,480				Sale valid:
Resident Outbldg	1.00	2,520				Values
Resident Excess	.04	210				Mkt value :
						Cost value: 582,443
Summary			Utilities		Sales ratios	
Total assessments		407,710	Water	Connecticut	Cost/sale :	1.0836
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		407,710	Gas	None	Assmt/sale:	.7585

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	.040	7,500	300			300	210
Residual		1,742						
		.960 acres	Total land value				175,300	122,710

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	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,280	318,980
Basement	Full				
Heating	Yes	A/C Yes			9,140
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	10,000
Attic	None	Attic size:			
Additions					108,258
Other Features		WB Stks			13,500
Sub-Total					459,878
Grade	B+	Factor 1.3500			620,835
CDU		C&D Factor 1.00			620,835
Depreciation		35 %			403,543
		Computed cost value @ 70%			282,480

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	DECK Wood deck	340	9,007
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	AIR Air conditioning	300	912
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	AIR Air conditioning	182	553
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	BSMT Basement addition	300	5,528
L Living Area	BSMT Basement addition	182	3,354

Total additions 108,258

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2017	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

