

Property at 00076 BEVERLY DRIVE

Prop ID 1290076

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Administrative Information

Owner name: MACRAE MORAITH A
 Second name:
 Address: 76 BEVERLY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1290076 Neigh.: Zone: R40 Vol: 571 Page: 774

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	344,550

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2002
 Sale price: 510,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 667,214

Summary

Total assessments	467,050
Total exemptions	
Net assessment	467,050

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3083
 Mkt/sale :
 Assmt/sale: .9158

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	06	Brick		
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	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	02	Fully Unfinished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	3
Air Condition	01	Central Air	W/B openings	4
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area 1,505	380,630
Basement	Full			
Heating	Yes	A/C Yes		10,380
Plumbing	2 F/B	2 H/B 3 Add'l fix.	1 Wh/p	16,000
Attic	None	Attic size:		
Additions				92,477
Other Features	WB Stks			22,750
Sub-Total				522,237
Grade	A-	Factor 1.4500		757,244
CDU		C&D Factor 1.00		757,244
Depreciation		35 %		492,209
Computed cost value @ 70%				344,546

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	64	7,595
L Living Area	BSMT Basement addition	64	1,179
L Living Area	AIR Air conditioning	64	195
L Living Area	MAFF Masonry first floor	242	28,719
L Living Area	BSMT Basement addition	242	4,460
L Living Area	UATT Unfinished attic	242	4,236
L Living Area	AIR Air conditioning	242	736
G Garages	MA Attached masonry LE	550	24,817
L Living Area	UATT Unfinished attic	550	9,628
P Porches, Patios, Decks	DECK Wood deck	336	8,901
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011

Total additions 92,477

