

Property at 00088 BEVERLY DRIVE

Prop ID 1290088

Printed 05-Feb-2024 12:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MIRIZZI BRIAN & AMY
 Second name:
 Address: 88 BEVERLY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1290088 Neigh.: Zone: R40 Vol: 712 Page: 1152

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	314,630
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-2017
 Sale price: 515,000
 Sale valid:

Values

Mkt value :
 Cost value: 628,071

Summary

Total assessments	439,650
Total exemptions	
Net assessment	439,650

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2196
 Mkt/sale :
 Assmt/sale: .8537

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	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1986

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,380	338,500
Basement	Full			
Heating	Yes	A/C Yes		9,690
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	18,000
Attic	None	Attic size:		
Additions				104,957
Other Features	WB Stks	RR		41,067
Sub-Total				512,214
Grade	B+	Factor 1.3500		691,489
CDU		C&D Factor 1.00		691,489
Depreciation		35 %		449,468
Computed cost value @ 70%				314,628

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUH Frame upper half	360	18,409
L Living Area	BSMT Basement addition	360	6,634
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
P Porches, Patios, Decks	DECK Wood deck	205	5,430
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	AIR Air conditioning	540	1,642

Total additions 104,957

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2020	C	7,200	50	3,600
Utility Shed									
Value at 70%				2,520	Value at 100%				3,600

