

Property at 00094 BEVERLY DRIVE

Prop ID 1290094

Printed 05-Feb-2024 12:36 PM Design and Layout (C) Right/Angles

~~Administrative Information~~

Owner name: GENTILE JOSEPH M &
Second name: IRENE P
Address: 94 BEVERLY DRIVE
City/state: AVON CT Zip: 06001

-Location Information-

Map: 012 Clerk map:
Lot: 1290094 Neigh.: Zone: R40 Vol: 296 Page: 579

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	314,710

-Exemptions-

Exempt	Cat	Amount
--------	-----	--------

-Last sale-

```
Sale date: 17-Jun-1994
Sale price:      370,000
Sale valid:
```

—Values—

Mkt value :
Cost value: 624,586

Summary

Total assessments	437,210
Total exemptions	
Net assessment	437,210

- Utilities

Water	Connecticut
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	1.6881
Mkt/sale :	
Assmt/sale:	1.1816

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	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf	928
Fuel	01	Oil	Half Baths	2	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	3	Rec Room Size	750
Grade	43	B+	Whirlpools	1	Living area	3,316
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3		
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 1,564	374,440
Basement	Full						
Heating	Yes	A/C Yes					10,710
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas	21,000	
Attic	None	Attic size:					
Additions							57,965
Other Features	Mason Trim	WB Stks	RR			48,235	

Sub-Total			512,350
Grade	B+	Factor 1.3500	691,673
CDU		C&D Factor 1.00	691,673
Depreciation		35 %	449,587
		Computed cost value @ 70%	314,711

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
P Porches, Patios, Decks	DECK Wood deck	302	8,000
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	BSMT Basement addition	44	811
L Living Area	AIR Air conditioning	44	134
G Garages	FR Attached frame LE 65	624	27,060

Total additions	57,965
-----------------	--------

