

Property at 00005 CADBURY TURN

Prop ID 1620005

Printed 05-Feb-2024 2:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARINI MATTHEW DAVID & LORAH
 Second name:
 Address: 5 CADBURY TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1620005 Neigh.: AR Zone: R40 Vol: 766 Page: 634

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Sep-2021
Resident Land	.92	122,500				Sale price: 735,000
Resident Dwelling	1.00	312,260				Sale valid:
Resident Outbldg	1.00	11,410				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 637,543
Summary			Utilities		Sales ratios	
Total assessments		446,280	Water	Connecticut	Cost/sale :	.8674
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		446,280	Gas	None	Assmt/sale:	.6072

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	.020	7,500	150			150	105
Residual		871						
		.940 acres	Total land value				175,150	122,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	4
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	1
Garage	13	Basement 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

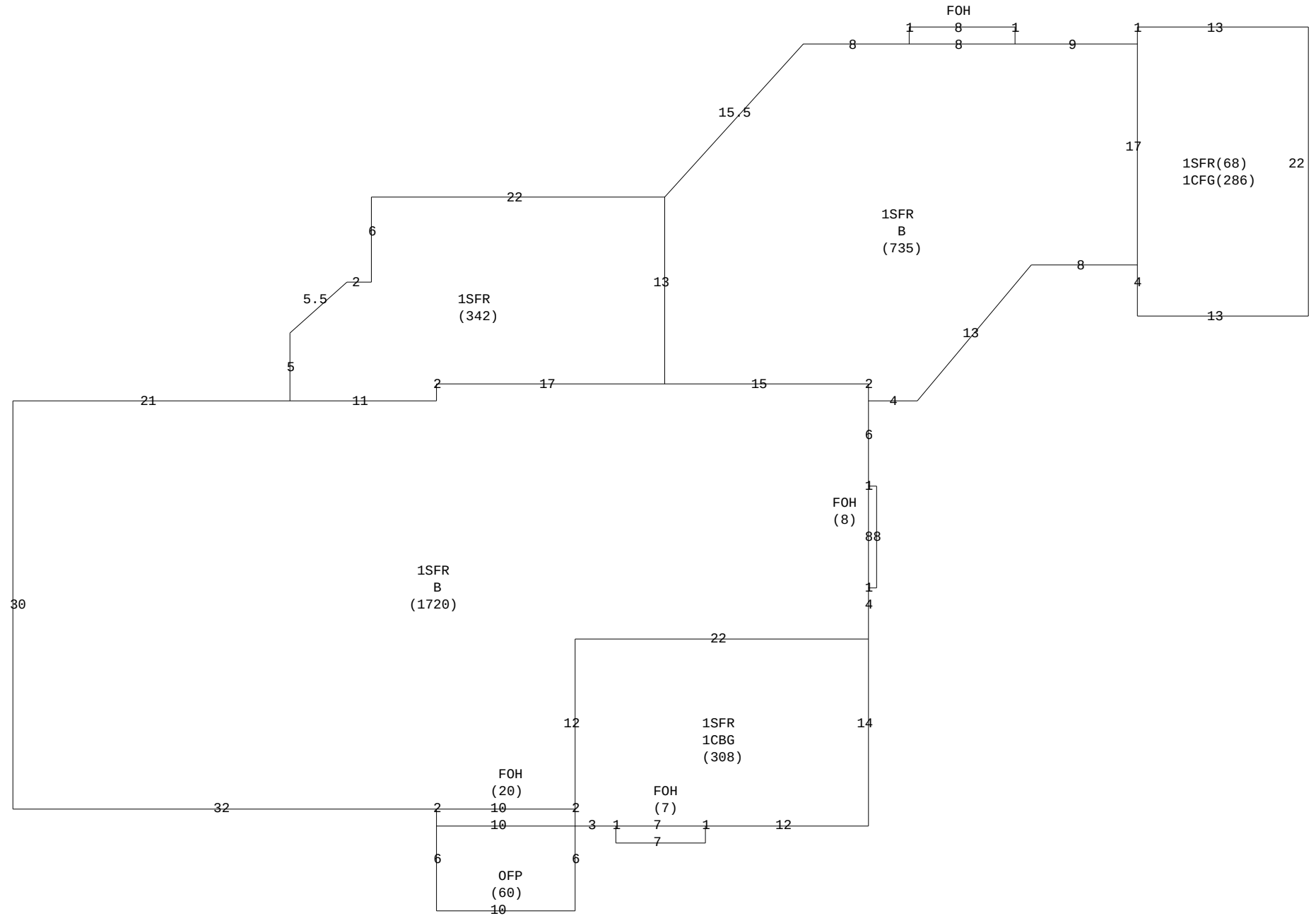
Dwelling	Frame	1 story w/bsmt	Area	1,720	272,840
Basement	Full				
Heating	Yes	A/C Yes			7,800
Plumbing	4 F/B	H/B 3 Add'l fix.	1 Wh/p	Saunas	19,000
Attic	None	Attic size:			
Additions					205,059
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	39,967
Sub-Total					544,666
Grade	B	Factor 1.2600			686,279
CDU		C&D Factor 1.00			686,279
Depreciation		35 %			446,081
Computed cost value @ 70%					312,257

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	OVER Frame Overhang	8	733
L Living Area	OVER Frame Overhang	8	733
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	AIR Air conditioning	342	1,040
L Living Area	BSMT Basement addition	735	13,545
L Living Area	FRFF Frame first floor	735	84,144
L Living Area	AIR Air conditioning	735	2,234
L Living Area	FRUF Frame upper full	68	5,694
L Living Area	AIR Air conditioning	68	207
G Garages	FR Attached frame LE 65	286	13,872
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
Total additions			205,059

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	14	21	294	110.5	2007	C	32,502	50	16,300
Value at 70%		11,410	Value at 100%		16,300				



NAME CHNG FROM C P BREED TO C P HUSK V 766 P 633 9-24-21