

Property at 00014 CADBURY TURN

Prop ID 1620014

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Administrative Information

Owner name: KELLEHER JOHN F & CYNTHIA
Second name:
Address: 14 CADBURY TURN
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1620014 Neigh.: AR Zone: R40 Vol: 469 Page: 108

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-2003
Resident Land	.92	122,500				Sale price: 510,000
Resident Dwelling	1.00	326,210				Sale valid: Y
					Values	
Resident Excess	.03	160				Mkt value : Cost value: 641,243
Summary			Utilities		Sales ratios	
Total assessments		448,870	Water	Connecticut	Cost/sale :	1.2573
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		448,870	Gas	None	Assmt/sale:	.8801

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	.030	7,500	225			225	158
Residual		1,307						
		.950 acres	Total land value				175,225	122,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	09	RR w/air,Fin w/a	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,400
Interior Cond	05	Good	Living area	2,472
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	
Basement	Full with walk				2,472	371,800
Heating	Yes	A/C	Yes			10,590
Plumbing	4 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas	19,500
Attic	None	Attic size:				
Additions						75,595
Other Features	WB Stks		RR			53,585
Sub-Total						531,070
Grade	B+	Factor 1.3500				716,945
CDU	C&D Factor		1.00			716,945
Depreciation				35 %		466,014
				Computed cost value @ 70%		326,210

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	904	40,501
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	560	14,834
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
Total additions			75,595

