

Property at 00014 CHRISTIAN DRIVE

Prop ID 1790014

Printed 05-Feb-2024 3:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GORNEY JEREMIEH J &
Second name: NICOLE R TTEES
Address: 14 CHRISTIAN DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1790014 Neigh.: Zone: R40 Vol: 777 Page: 1065

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	168,640

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-2022
Sale price: 405,000
Sale valid:

Values

Resident Excess	.10	530
Mkt value :		
Cost value:		391,671

Summary

Total assessments	274,170
Total exemptions	
Net assessment	274,170

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9671
Mkt/sale :
Assmt/sale: .6770

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.100	7,500	750			750	525
Residual		4,356						

1.020 acres

Total land value

150,750

105,525

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,344	223,360
Basement	Full					
Heating	Yes	A/C	Yes			6,400
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						10,413
Other Features		WB Stks		Bsmt Gar		30,159

Sub-Total						278,832
Grade	C+		Factor 1.0800			301,139
CDU			C&D Factor 1.00			301,139
Depreciation			20 %			240,911
			Computed cost value @ 70%			168,638

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	625	5,327
P Porches, Patios, Decks	DECK Wood deck	192	5,086

Total additions 10,413

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

