

Property at 00024 CHRISTIAN DRIVE

Prop ID 1790024

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Administrative Information

Owner name: PACKARD RACHEL ETAL
 Second name:
 Address: 24 CHRISTIAN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1790024 Neigh.: Zone: R40 Vol: 757 Page: 440

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	105,000			Sale date:	27-Feb-2019
Resident Dwelling	1.00	210,650			Sale price:	335,000
Resident Outbldg	2.00	3,220			Sale valid:	

Values

Resident Excess	.32	1,680	Mkt value :		
			Cost value:		457,929

Summary

Total assessments	320,550	Utilities		Sales ratios	
Total exemptions		Water	Connecticut	Cost/sale :	1.3670
Net assessment	320,550	Sewer	Septic	Mkt/sale :	
		Gas	None	Assmt/sale:	.9569

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	.320	7,500	2,400		2,400	1,680
Residual	13,939						
1.240 acres		Total land value		152,400		106,680	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	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: 1972	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	768	147,560
Basement	Full with walk				
Heating	Yes	A/C Yes			4,270
Plumbing	3 F/B	H/B	Add'l fix.	Wh/p	Saunas
Attic	Fully finished w/WH		Attic size:	768	28,404
Additions					246,438
Other Features	WB Stks	RR	Bsmt Gar		26,285
Sub-Total					462,957
Grade	C	Factor 1.0000			462,957
CDU		C&D Factor 1.00			462,957
Depreciation		35 %			300,922
		Computed cost value @ 70%			210,645

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496
L Living Area	FRFF Frame first floor	768	87,921
L Living Area	BSMT Basement addition	768	14,153
L Living Area	AIR Air conditioning	768	2,335
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	49	2,985
L Living Area	FRFF Frame first floor	120	13,738
P Porches, Patios, Decks	DECK Wood deck	662	17,536
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
L Living Area	FRFF Frame first floor	600	68,689
Total additions			246,438

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	14	112	30.00		C	3,360	50	1,700
Utility Shed									
RS1 Frame	14	14	196	30.00		C	5,880	50	2,900
Utility Shed									
Value at 70%	3,220		Value at 100%		4,600				

