

Property at 00029 CHRISTIAN DRIVE

Prop ID 1790029

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Administrative Information

Owner name: HORBATUCK ANNE D
 Second name:
 Address: 29 CHRISTIAN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1790029 Neigh.: Zone: R40 Vol: 687 Page: 986

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-May-1986
Resident Land	.92	105,000			Sale price: 65,000
Resident Dwelling	1.00	285,250			Sale valid:
			Values		
Resident Excess	.02	110			Mkt value :
					Cost value: 557,657
Summary		Utilities		Sales ratios	
Total assessments	390,360	Water	Connecticut	Cost/sale :	8.5793
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	390,360	Gas	None	Assmt/sale:	6.0055

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

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	750
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,098
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1987	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	936
Basement	Full		251,790
Heating	Yes	A/C Yes	7,250
Plumbing	4 F/B	1 H/B 1 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			191,472
Other Features	WB Stks	RR	25,546
Sub-Total			497,558
Grade	B	Factor 1.2600	626,923
CDU		C&D Factor 1.00	626,923
Depreciation		35 %	407,500
		Computed cost value @ 70%	285,250

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	320	36,634
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	AIR Air conditioning	320	973
P Porches, Patios, Decks	UTIL Utility building	70	1,999
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	AIR Air conditioning	576	1,751
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	BSMT Basement addition	70	1,290
L Living Area	AIR Air conditioning	70	213
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	FRUF Frame upper full	130	10,885
L Living Area	BSMT Basement addition	130	2,396
L Living Area	AIR Air conditioning	260	790
P Porches, Patios, Decks	BPAT Brick/flagstone pati	555	12,656

Total additions 191,472

