

Property at 00035 CHRISTIAN DRIVE

Prop ID 1790035

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Administrative Information

Owner name: DE LARA KRISTOFFER
 Second name:
 Address: 35 CHRISTIAN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1790035 Neigh.: Zone: R40 Vol: 757 Page: 874

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	269,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Apr-2021
 Sale price: 615,000
 Sale valid:

Values

Mkt value :
 Cost value: 535,671

Summary

Total assessments	374,970
Total exemptions	
Net assessment	374,970

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8710
 Mkt/sale :
 Assmt/sale: .6097

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres

Total land value

150,450

105,315

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	07	Hydro Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
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	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	624
Interior Cond	05	Good	Whirlpools	Living area 2,402
Exterior Cond	05	Good	Saunas	# Living Units 1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1986				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,026	269,370
Basement	Full				
Heating	Yes	A/C Yes			7,740
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					92,223
Other Features		WB Stks M Stks RR			25,388
Sub-Total					408,721
Grade	A-	Factor 1.4500			592,645
CDU		C&D Factor 1.00			592,645
Depreciation		35 %			385,219
Computed cost value @ 70%					269,653

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
P Porches, Patios, Decks	BPAT Brick/flagstone pati	864	19,703
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	38	116
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	AIR Air conditioning	40	122
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	AIR Air conditioning	272	827

Total additions 92,223

