

Property at 00036 CHRISTIAN DRIVE

Prop ID 1790036

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Administrative Information

Owner name: RIETZE MARC A AND
 Second name: IRENE P
 Address: 36 CHRISTIAN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1790036 Neigh.: Zone: R40 Vol: 456 Page: 114

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	343,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Jun-2000
 Sale price: 65,000
 Sale valid:

Values

Mkt value :
 Cost value: 640,543

Summary

Total assessments	448,380
Total exemptions	
Net assessment	448,380

Utilities

	Water	Connecticut
Sewer	None	
Gas	None	

Sales ratios

Cost/sale : 9.8545
 Mkt/sale :
 Assmt/sale: 6.8982

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					

.920 acres Total land value 150,000 105,000

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,500	361,940
Basement	Full			
Heating	Yes	A/C Yes		10,360
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				55,024
Other Features	WB Stks			6,750

Sub-Total		451,074
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	654,057
Depreciation	25 %	490,543
	Computed cost value @ 70%	343,380

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	814	36,469
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	55	6,296
L Living Area	AIR Air conditioning	55	167
L Living Area	BSMT Basement addition	55	1,014
P Porches, Patios, Decks	DECK Wood deck	271	7,179

Total additions 55,024

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,055
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2000				

