

Property at 00095 CLIMAX ROAD

Prop ID 1830095

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Administrative Information

Owner name: SANDERSON JAMES D AND
 Second name: JACQUELINE A
 Address: 95 CLIMAX ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 1830095 Neigh.: Zone: R40 Vol: 430 Page: 796

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	87,500			Sale date: 07-Jun-2002
Resident Outbldg	1.00	1,470			Sale price: 210,000
Resident Dwelling	1.00	139,250			Sale valid: Y

Values	
Mkt value :	
Cost value:	328,729

Summary

Summary		Utilities		Sales ratios	
Total assessments	230,110	Water	Connecticut	Cost/sale :	1.5654
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	230,110	Gas	None	Assmt/sale:	1.0958

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.360	7,500	2,700		2,700	1,890
Residual		15,682					

1.280 acres Total land value 127,700 89,390

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1942	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	840	233,050
Basement	Full		
Heating	Yes A/C No		
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p		3,500
Attic	None Attic size:		
Additions			34,025
Other Features	WB Stks RR		12,806

Sub-Total		283,381
Grade	C+	
CDU	Factor 1.0800	306,051
Depreciation	C&D Factor 1.00	306,051
	35 %	198,933
	Computed cost value @ 70%	139,253

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	98	5,971
G Garages	FR Attached frame LE 65	400	18,320
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	7,297

Total additions 34,025

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

