

Property at 00004 CONCORD PLACE

Prop ID 1890004

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Administrative Information

Owner name: MCINTIRE BRUCE R &
Second name: BETTE E
Address: 4 CONCORD PLACE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 1890004 Neigh.: Zone: R30 Vol: 262 Page: 669

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	271,510

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 25-Jun-1992
Sale price: 348,346
Sale valid:

Values

Mkt value :
Cost value: 562,871

Summary

Total assessments	394,010
Total exemptions	
Net assessment	394,010

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.6158
Mkt/sale :
Assmt/sale: 1.1311

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						

.690 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	
Grade	40	B	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	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: 1991	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,512	317,640
Basement	Full			
Heating	Yes	A/C Yes		9,090
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				100,558
Other Features		WB Stks	RR	29,305
Sub-Total				473,593
Grade	B	Factor 1.2600		596,727
CDU		C&D Factor 1.00		596,727
Depreciation		35 %		387,873
Computed cost value @ 70%				271,511

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	AIR Air conditioning	140	426

Total additions 100,558

