

Property at 00007 CONCORD PLACE

Prop ID 1890007

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Administrative Information

Owner name: BROWN AMELIA A TRUSTEE
 Second name:
 Address: 7 CONCORD PLACE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1890007 Neigh.: Zone: R30 Vol: 603 Page: 1148

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Jul-1992
Resident Land	.92	122,500				Sale price: 447,000
Resident Dwelling	1.00	304,170				Sale valid:
					Values	
Resident Excess	.17	890			Mkt value :	
					Cost value:	610,800
Summary			Utilities		Sales ratios	
Total assessments		427,560	Water	Connecticut	Cost/sale :	1.3664
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		427,560	Gas	None	Assmt/sale:	.9565

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.170	7,500	1,275			1,275	893
Residual		7,405						
1.090 acres				Total land value			176,275	123,393

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,246
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,230	309,210
Basement	Full				
Heating	Yes	A/C Yes			8,870
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	11,500
Attic	None		Attic size:		
Additions					155,859
Other Features		WB Stks	M Stks		9,750
Sub-Total					495,189
Grade	B+	Factor 1.3500			668,505
CDU		C&D Factor 1.00			668,505
Depreciation		35 %			434,528
Computed cost value @ 70%					304,170

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
G Garages	FRL Attached frame GT 65	925	41,442

Total additions 155,859

