

Property at 00010 CONCORD PLACE

Prop ID 1890010

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## Administrative Information

Owner name: GORALNIK JUSTIN AND  
 Second name: PALMER ANN  
 Address: 10 CONCORD PLACE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map:  
 Lot: 1890010 Neigh.: Zone: R30 Vol: 741 Page: 1126

| Assessments       |         |         | Exemptions |              | Last sale    |                        |
|-------------------|---------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat          | Amount       | Sale date: 16-Jun-2020 |
| Resident Land     | .68     | 122,500 |            |              |              | Sale price: 439,500    |
| Resident Dwelling | 1.00    | 311,170 |            |              |              | Sale valid:            |
|                   |         |         |            |              |              | Values                 |
|                   |         |         |            |              |              | Mkt value :            |
|                   |         |         |            |              |              | Cost value: 619,529    |
| Summary           |         |         | Utilities  |              | Sales ratios |                        |
| Total assessments | 433,670 |         | Water      | Connecticut  | Cost/sale :  | 1.4096                 |
| Total exemptions  |         |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    | 433,670 |         | Gas        | CNG          | Assmt/sale:  | .9867                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total      | Infl             | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------|------------------|------|---------|-----------|
| PRIM         | 11  | .680       | 175,000 | 175,000    |                  |      | 175,000 | 122,500   |
| Primary Site |     | 29,621     |         |            |                  |      |         |           |
|              |     |            |         | .680 acres | Total land value |      | 175,000 | 122,500   |

## 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      | 02   | Hip              |                         |                |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 10             |
| Interior Walls | 02   | Drywall          | Garage cars             | 2              |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 5              |
| 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         | 22   | Attached 2 car   | Half Baths              | 1              |
| Area Over Gar. | 03   | Partial          | Masonry trim sf         |                |
| Basement       | 01   | Full             | Finish bsmt sz          |                |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 4              |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 1,100          |
| Interior Cond  | 05   | Good             | Whirlpools              | 1              |
| Exterior Cond  | 05   | Good             | Living area             | 3,178          |
|                |      |                  | Saunas                  | # Living Units |
|                |      |                  | M/F stacks              |                |
|                |      |                  | W/B stacks              | 2              |
|                |      |                  | W/B openings            | 2              |
|                |      |                  | Actual Year Built: 1991 |                |

## Building Valuation Summary

|                           |       |                 |              |        |         |
|---------------------------|-------|-----------------|--------------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,232  | 309,600 |
| Basement                  | Full  |                 |              |        |         |
| Heating                   | Yes   | A/C Yes         |              |        | 8,880   |
| Plumbing                  | 2 F/B | 1 H/B           | 4 Add'l fix. | 1 Wh/p | Saunas  |
| Attic                     | None  |                 | Attic size:  |        | 13,000  |
| Additions                 |       |                 |              |        | 134,041 |
| Other Features            |       | WB Stks         | RR           |        | 41,067  |
| Sub-Total                 |       |                 |              |        | 506,588 |
| Grade                     | B+    | Factor 1.3500   |              |        | 683,894 |
| CDU                       |       | C&D Factor 1.00 |              |        | 683,894 |
| Depreciation              |       | 35 %            |              |        | 444,531 |
| Computed cost value @ 70% |       |                 |              |        | 311,172 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| L Living Area            | FRUF Frame upper full     | 224  | 18,756 |
| L Living Area            | AIR Air conditioning      | 224  | 681    |
| L Living Area            | BSMT Basement addition    | 490  | 9,030  |
| L Living Area            | FRFF Frame first floor    | 490  | 56,096 |
| L Living Area            | AIR Air conditioning      | 490  | 1,490  |
| L Living Area            | BSMT Basement addition    | 126  | 2,322  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 126  | 12,016 |
| P Porches, Patios, Decks | DECK Wood deck            | 455  | 12,053 |

Total additions 134,041

