

Property at 00098 COUNTRY CLUB ROAD

LT3

Prop ID 1940098

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## Administrative Information

Owner name: CRISTOVAO NUNO J & BELLA  
 Second name:  
 Address: 98 COUNTRY CLUB ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map: 02 043  
 Lot: 1940098 Neigh.: Zone: R40 Vol: 716 Page: 690

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 30-Jan-2018 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 94,500  |            |        | Sale price: 648,000    |
| Resident Outbldg  | 2.00 | 27,930  |            |        | Sale valid:            |
| Resident Dwelling | 1.00 | 391,510 |            |        |                        |

## Values

|                 |      |       |             |         |
|-----------------|------|-------|-------------|---------|
| Resident Excess | 1.45 | 7,610 | Mkt value : |         |
|                 |      |       | Cost value: | 745,071 |

## Summary

|                   |         |                    |             |        |
|-------------------|---------|--------------------|-------------|--------|
| Total assessments | 521,550 | Water Well         | Cost/sale : | 1.1498 |
| Total exemptions  |         | Sewer Public sewer | Mkt/sale :  |        |
| Net assessment    | 521,550 | Gas None           | Assmt/sale: | .8049  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .920       | 135,000 | 135,000 |           | 135,000 | 94,500    |
| Primary Site |     | 40,075     |         |         |           |         |           |
| RES          | 12  | 1.450      | 7,500   | 10,875  |           | 10,875  | 7,613     |
| Residual     |     | 63,162     |         |         |           |         |           |

2.370 acres Total land value 145,875 102,113

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 19   | Modern Colonial  |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| 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              | 2     |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 850   |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,576 |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 2002 |       |

## Building Valuation Summary

|                |                |                           |              |        |         |
|----------------|----------------|---------------------------|--------------|--------|---------|
| Dwelling       | Frame          | 2 story w/bsmt            | Area         | 1,230  | 309,210 |
| Basement       | Full with walk |                           |              |        |         |
| Heating        | Yes            | A/C Yes                   |              |        | 8,870   |
| Plumbing       | 3 F/B          | 2 H/B                     | 2 Add'l fix. | 1 Wh/p | Saunas  |
| Attic          | None           |                           | Attic size:  |        | 20,500  |
| Additions      |                |                           |              |        | 145,165 |
| Other Features |                | WB Stks                   | RR           |        | 30,552  |
| Sub-Total      |                |                           |              |        | 514,297 |
| Grade          | A-             | Factor 1.4500             |              |        | 745,731 |
| CDU            |                | C&D Factor 1.00           |              |        | 745,731 |
| Depreciation   |                | 25 %                      |              |        | 559,298 |
|                |                | Computed cost value @ 70% |              |        | 391,509 |

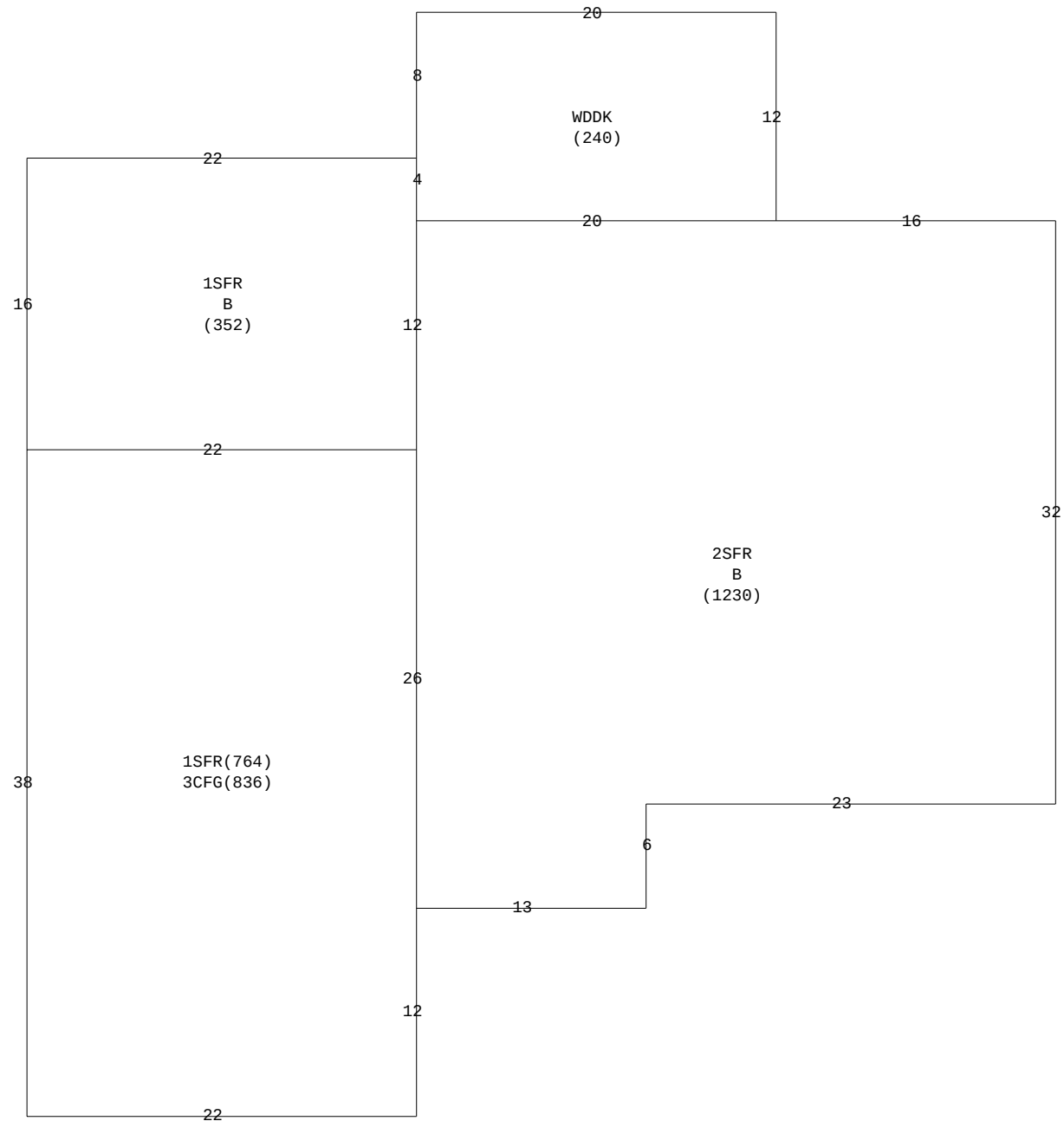
## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 836  | 37,454 |
| G Garages                | FSF Full-story fin o/gar | 764  | 51,176 |
| L Living Area            | AIR Air conditioning     | 764  | 2,323  |
| 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  |
| P Porches, Patios, Decks | DECK Wood deck           | 240  | 6,358  |

Total additions 145,165

## Outbuilding Information

| Description            | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|------------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RP5 Pool w/ Gunite     | 18  | 38  | 684    | 110.5 | 2008 | C   | 75,616        | 50   | 37,800 |
| RS1 Frame Utility Shed | 10  | 14  | 140    | 30.00 | 2010 | C   | 4,200         | 50   | 2,100  |
| Value at 70%           |     |     | 27,930 |       |      |     | Value at 100% |      | 39,900 |



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