

Property at 00100 COUNTRY CLUB ROAD

LT4

Prop ID 1940100

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Administrative Information

Owner name: ALBANESI JENNIFER M
 Second name:
 Address: 100 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map: 02 043
 Lot: 1940100 Neigh.: Zone: R40 Vol: 788 Page: 255

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	448,100

Exemptions

Exempt	Cat	Amount
LBA	Volfire	31,250

Last sale

Sale date: 26-Aug-2002
 Sale price: 599,000
 Sale valid:

Values

Resident Excess	1.27	3,330
Mkt value :		
Cost value:		779,900

Summary

Total assessments	545,930
Total exemptions	31,250
Net assessment	514,680

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3020
 Mkt/sale :
 Assmt/sale: .9114

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	1.268	7,500	9,510	.50		4,755	3,329
Residual		55,234						

2.188 acres

Total land value

139,755

97,829

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,886	437,320
Basement	Full with walk				
Heating	Yes	A/C Yes			12,480
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas 18,000
Attic	Unfinished		Attic size: 750		11,362
Additions					97,230
Other Features		WB Stks	M Stks		12,250

Sub-Total		588,642
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	853,531
Depreciation	25 %	640,148
	Computed cost value @ 70%	448,104

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	DECK Wood deck	432	11,444

Total additions 97,230

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Full Baths	3
Grade	47	A-	Half Baths	1
Garage	23	Attached 3 car	Addn'l fixtures	4
Area Over Gar.	01	Fully Finished	Whirlpools	1
Basement	04	Full with walk-o	Saunas	4,496
Bsmt Fin Qual	01	Unfinished	# Living Units	1
Air Condition	01	Central Air	M/F stacks	1
Interior Cond	05	Good	W/B stacks	1
Exterior Cond	05	Good	W/B openings	2
Actual Year Built: 2002				

