

Property at 00044 CRAIGEMORE CIRCLE

Prop ID 1960044

Printed 06-Feb-2024 9:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ORGUN IBRAHIM NECMI
Second name: AND KATHRYN TRUSTEES
Address: 44 CRAIGEMORE CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1960044 Neigh.: Zone: R30 Vol: 345 Page: 274

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	136,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Apr-1961
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 329,429

Summary

Total assessments	230,600
Total exemptions	
Net assessment	230,600

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						

.690 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	05	Electric B/B	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	192
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	570
Bsmt Fin Qual	06	RR w/o air,L w/o	Addn'l fixtures	Rec Room Size
Air Condition	99	None	Whirlpools	230
Interior Cond	05	Good	Saunas	Living area
Exterior Cond	05	Good	# Living Units	1,200
			Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,200	204,410
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					33,231
Other Features	Mason Trim	WB Stks	RR		30,822

Sub-Total				276,963
Grade	C+	Factor 1.0800		299,120
CDU		C&D Factor 1.00		299,120
Depreciation		35 %		194,428
		Computed cost value @ 70%		136,100

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351

Total additions 33,231

Scale: 1" = 8.18 feet