

Property at 00051 CRAIGEMORE CIRCLE

Prop ID 1960051

Printed 06-Feb-2024 9:40 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: DRIGGS DAWN L  
Second name:  
Address: 51 CRAIGEMORE CIRCLE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
Lot: 1960051 Neigh.: Zone: R30 Vol: 689 Page: 783

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Dwelling | 1.00 | 133,220 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

## Last sale

Sale date: 28-Aug-2015  
Sale price: 257,500  
Sale valid:

## Values

Mkt value :  
Cost value: 325,314

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 227,720 |
| Total exemptions  |         |
| Net assessment    | 227,720 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.2634  
Mkt/sale :  
Assmt/sale: .8843

## 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 | 02   | Wood Shingles    |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 21   | Attached 1 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 09   | RR w/air,Fin w/a | W/B openings            | 1 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1960 |   |

## Building Valuation Summary

|                           |       |                |                 |       |         |
|---------------------------|-------|----------------|-----------------|-------|---------|
| Dwelling                  | Frame | 1 story w/bsmt | Area            | 1,177 | 201,390 |
| Basement                  | Full  |                |                 |       |         |
| Heating                   | Yes   | A/C Yes        |                 |       | 5,780   |
| Plumbing                  | 2 F/B | 1 H/B          | Add'l fix.      | Wh/p  | Saunas  |
| Attic                     | None  |                | Attic size:     |       | 8,500   |
| Additions                 |       |                |                 |       | 32,174  |
| Other Features            |       | WB Stks        | RR              |       | 23,252  |
| Sub-Total                 |       |                |                 |       | 271,096 |
| Grade                     | C+    |                | Factor 1.0800   |       | 292,784 |
| CDU                       |       |                | C&D Factor 1.00 |       | 292,784 |
| Depreciation              |       |                | 35 %            |       | 190,310 |
| Computed cost value @ 70% |       |                |                 |       | 133,217 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 110  | 12,593 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 110  | 6,702  |
| G Garages                | FR Attached frame LE 65   | 252  | 12,545 |
| L Living Area            | AIR Air conditioning      | 110  | 334    |

Total additions 32,174

## Outbuilding Information

| Description  | Wid | Len | Area | Rate | Year          | Cnd | RCN | Depr | Value |
|--------------|-----|-----|------|------|---------------|-----|-----|------|-------|
|              |     |     |      |      |               |     |     |      |       |
| Value at 70% |     |     |      |      | Value at 100% |     |     |      |       |

