

Property at 00056 CRAIGEMORE CIRCLE

Prop ID 1960056

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Administrative Information

Owner name: NIMBA JEAN LANDRY
 Second name:
 Address: 56 CRAIGEMORE CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1960056 Neigh.: Zone: R30 Vol: 802 Page: 707

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Apr-2025
Resident Land	.69	94,500				Sale price: 545,000
Resident Dwelling	1.00	148,360				Sale valid:
Resident Outbldg	1.00	840				Values
						Mkt value :
						Cost value: 348,143
Summary			Utilities		Sales ratios	
Total assessments	243,700		Water	Connecticut	Cost/sale :	.6388
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	243,700		Gas	None	Assmt/sale:	.4472

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	07	RR w/o air/Fin w	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,200	204,410
Basement	Full				
Heating	Yes	A/C Yes			5,870
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					50,711
Other Features	Mason Trim WB Stks				30,927
Sub-Total					301,918
Grade	C+	Factor 1.0800			326,071
CDU		C&D Factor 1.00			326,071
Depreciation		35 %			211,946
		Computed cost value @ 70%			148,362

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	856	38,351
P Porches, Patios, Decks	DECK Wood deck	198	5,245
P Porches, Patios, Decks	BPAT Brick/flagstone pati	312	7,115

Total additions 50,711

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2003	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

