

Property at 00071 CRAIGEMORE CIRCLE

Prop ID 1960071

Printed 06-Feb-2024 9:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BIFANO ELIZABETH AND
 Second name: KELLEY MATTHEW RYAN
 Address: 71 CRAIGEMORE CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1960071 Neigh.: Zone: R30 Vol: 768 Page: 709

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Jul-2021
Resident Land	.69	94,500				Sale price: 420,000
Resident Dwelling	1.00	145,320				Sale valid:
Resident Outbldg	1.00	1,470				Values
					Mkt value :	
					Cost value:	344,700
Summary			Utilities		Sales ratios	
Total assessments	241,290		Water	Connecticut	Cost/sale :	.8207
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	241,290		Gas	None	Assmt/sale:	.5745

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	4
Floors	01	Hardwood	Family Rooms	1
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	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	06	RR w/o air,L w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	
Basement	Full with walk				1,416	232,840
Heating	Yes	A/C	No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						19,880
Other Features	Mason Trim	WB Stks	RR			34,497
Sub-Total						295,717
Grade	C+	Factor	1.0800			319,374
CDU		C&D Factor	1.00			319,374
Depreciation			35 %			207,593
			Computed cost value @ 70%			145,315

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880

Total additions 19,880

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%		1,470	Value at 100%		2,100				

