

Property at 00077 CRAIGEMORE CIRCLE

Prop ID 1960077

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Administrative Information

Owner name: KERWIN LINDSAY & PATRICK
 Second name:
 Address: 77 CRAIGEMORE CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1960077 Neigh.: Zone: R30 Vol: 799 Page: 548

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.75	94,500			Sale date: 19-Dec-2024
Resident Dwelling	1.00	162,290			Sale price: 489,900
Resident Outbldg	1.00	2,030			Sale valid:

Values

Mkt value :
 Cost value: 369,743

Summary

Summary	Amount	Utilities	Amount	Sales ratios
Total assessments	258,820	Water Connecticut		Cost/sale : .7547
Total exemptions		Sewer Septic		Mkt/sale :
Net assessment	258,820	Gas None		Assmt/sale: .5283

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.750	135,000	135,000		135,000	94,500
Primary Site		32,670					

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	376
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Rec Room Size	324
Air Condition	99	None	Living area	1,869
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	725	210,590
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					90,914
Other Features	Mason Trim	WB Stks	RR		20,254
Sub-Total					330,258
Grade	C+		Factor 1.0800		356,679
CDU			C&D Factor 1.00		356,679
Depreciation			35 %		231,841
Computed cost value @ 70%					162,289

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	460	20,661
L Living Area	FRFF Frame first floor	390	44,648
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
L Living Area	OVER Frame Overhang	29	2,656
G Garages	FR Attached frame LE 65	350	16,369

Total additions 90,914

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	1995	C	5,760	50	2,900
Utility Shed									
Value at 70%					2,030	Value at 100%			
						2,900			

