

Property at 00105 CRAIGEMORE CIRCLE

Prop ID 1960105

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Administrative Information

Owner name: MASLANICZ ANDREW J &
Second name: TIAN LU-JIUN
Address: 105 CRAIGEMORE CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1960105 Neigh.: Zone: R30 Vol: 333 Page: 950

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	152,860

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 20-Jun-1997
Sale price: 191,000
Sale valid: Y

Values

Mkt value :
Cost value: 353,371

Summary

Total assessments	247,360
Total exemptions	
Net assessment	247,360

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8501
Mkt/sale :
Assmt/sale: 1.2951

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	08	Raised Ranch		
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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1970	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,560	251,790
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	Mason Trim WB Stks			
			Bsmt Gar	13,647
				37,129

Sub-Total		311,066
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	335,951
Depreciation	35 %	218,368
	Computed cost value @ 70%	152,858

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647

Total additions 13,647

