

Property at 00173 CRAIGEMORE CIRCLE

Prop ID 1960173

Printed 06-Feb-2024 9:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KAMINSKI MARK P &
Second name: EVA B
Address: 173 CRAIGEMORE CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 1960173 Neigh.: Zone: R30 Vol: 381 Page: 695

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Feb-2000
Resident Land	.69	94,500				Sale price: 222,500
Resident Dwelling	1.00	193,570				Sale valid:
						Values
						Mkt value :
						Cost value: 411,529
Summary			Utilities		Sales ratios	
Total assessments	288,070		Water	Connecticut	Cost/sale :	1.8496
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	288,070		Gas	None	Assmt/sale:	1.2947

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					894	243,590
Heating	Yes	A/C	Yes				7,020
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None	Attic size:					
Additions							94,373
Other Features Mason Trim WB Stks							10,138
Sub-Total							363,621
Grade	B-	Factor 1.1700					425,437
CDU		C&D Factor 1.00					425,437
Depreciation							35 %
							276,534
Computed cost value @ 70%							193,574

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	281	32,169
L Living Area	BSMT Basement addition	281	5,178
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496
P Porches, Patios, Decks	CPAT Concrete patio	120	1,023
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	OVER Frame Overhang	78	7,144
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	BSMT Basement addition	18	332

Total additions 94,373

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	200
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	
Grade	37	B-	Whirlpools		Living area	2,165
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1970			

