

Property at 00018 DIANE DRIVE

Prop ID 2110018

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## Administrative Information

Owner name: MERRITT MICHELE L AND  
 Second name: ANTHONY B  
 Address: 18 DIANE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 006 Clerk map:  
 Lot: 2110018 Neigh.: Zone: R40 Vol: 529 Page: 915

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 16-Sep-2005 |
| Resident Land     | .92  | 105,000 |            |             |              | Sale price: 450,000    |
| Resident Dwelling | 1.00 | 269,890 |            |             |              | Sale valid: Y          |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | .31  | 1,630   |            |             | Mkt value :  |                        |
|                   |      |         |            |             | Cost value:  | 537,886                |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 376,520 | Water      | Connecticut | Cost/sale :  | 1.1953                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 376,520 | Gas        | None        | Assmt/sale:  | .8367                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 150,000 | 150,000          |      |      | 150,000 | 105,000   |
| Primary Site |     | 40,075     |         |                  |      |      |         |           |
| RES          | 12  | .310       | 7,500   | 2,325            |      |      | 2,325   | 1,628     |
| Residual     |     | 13,504     |         |                  |      |      |         |           |
| 1.230 acres  |     |            |         | Total land value |      |      | 152,325 | 106,628   |

## Building Valuation Summary

|                           |       |                    |        |        |         |
|---------------------------|-------|--------------------|--------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt     | Area   | 1,189  | 301,200 |
| Basement                  | Full  |                    |        |        |         |
| Heating                   | Yes   | A/C Yes            |        |        | 8,640   |
| Plumbing                  | 2 F/B | 1 H/B 3 Add'l fix. | 1 Wh/p | Saunas | 12,500  |
| Attic                     | None  | Attic size:        |        |        |         |
| Additions                 |       |                    |        |        | 103,533 |
| Other Features            |       | WB Stks            |        |        | 13,500  |
| Sub-Total                 |       |                    |        |        | 439,373 |
| Grade                     | B+    | Factor 1.3500      |        |        | 593,154 |
| CDU                       |       | C&D Factor 1.00    |        |        | 593,154 |
| Depreciation              |       | 35 %               |        |        | 385,550 |
| Computed cost value @ 70% |       |                    |        |        | 269,885 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 18   | 1,649  |
| P Porches, Patios, Decks | DECK Wood deck            | 336  | 8,901  |
| L Living Area            | FRFF Frame first floor    | 452  | 51,745 |
| L Living Area            | AIR Air conditioning      | 452  | 1,374  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |
| L Living Area            | AIR Air conditioning      | 18   | 55     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 240  | 14,622 |

Total additions 103,533

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 04   | Colonial         |                  |       |
| Exterior Walls          | 01   | Clapboards       |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 2.0 |       |
| Roof Type               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 8     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 2     |
| Floors                  | 07   | Hardwood/Carpet  | Bedrooms         | 4     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 01   | Oil              | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 43   | B+               | Full Baths       | 2     |
| Garage                  | 22   | Attached 2 car   | Half Baths       | 1     |
| Area Over Gar.          | 99   | None             | Masonry trim sf  |       |
| Basement                | 01   | Full             | Half Baths       | 1     |
| Bsmt Fin Qual           | 01   | Unfinished       | Finish bsmt sz   |       |
| Air Condition           | 01   | Central Air      | Addtn'l fixtures | 3     |
| Interior Cond           | 05   | Good             | Rec Room Size    |       |
| Exterior Cond           | 05   | Good             | Living area      | 2,848 |
|                         |      |                  | Whirlpools       | 1     |
|                         |      |                  | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 2     |
|                         |      |                  | W/B openings     | 2     |
| Actual Year Built: 1986 |      |                  |                  |       |

