

Property at 00025 DIANE DRIVE

Prop ID 2110025

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Administrative Information

Owner name: DIGIUSEPPE LEANNE L
Second name:
Address: 25 DIANE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 2110025 Neigh.: Zone: R40 Vol: 368 Page: 688

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	280,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Nov-1997
Sale price: 345,500
Sale valid: Y

Values

Resident Excess	.02	110
Mkt value :		
Cost value:		551,129

Summary

Total assessments	385,790
Total exemptions	
Net assessment	385,790

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5952
Mkt/sale :
Assmt/sale: 1.1166

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	.020	7,500	150		150	105
Residual	871						

.940 acres

Total land value

150,150

105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
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	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	610
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,885
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Saunas	
			Actual Year Built:	1986

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,118	325,220
Basement	Full				
Heating	Yes	A/C Yes			9,280
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		11,500
Additions					80,906
Other Features		WB Stks M Stks RR	Bsmt Gar		30,037
Sub-Total					456,943
Grade	B+	Factor 1.3500			616,873
CDU		C&D Factor 1.00			616,873
Depreciation		35 %			400,967
Computed cost value @ 70%					280,677

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	576	48,228
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	AIR Air conditioning	143	435
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	AIR Air conditioning	48	146
L Living Area	FRFF Frame first floor	143	16,371

Total additions 80,906

