

Property at 00049 DIANE DRIVE

Prop ID 2110049

Printed 06-Feb-2024 10:51 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: JANKOWSKI KRZYSZTOF AND  
 Second name: JANKOWSKI-LEJA MONIKA  
 Address: 49 DIANE DR  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 006 Clerk map: 16 019  
 Lot: 2110049 Neigh.: Zone: R40 Vol: 704 Page: 964

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 273,460 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 09-Dec-2016  
 Sale price: 242,155  
 Sale valid: 14

## Values

Mkt value :  
 Cost value: 542,100

## Summary

| Total assessments | 379,470 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 379,470 |  |

## Utilities

| Water | Connecticut |  |
|-------|-------------|--|
| Sewer | Septic      |  |
| Gas   | None        |  |

## Sales ratios

Cost/sale : 2.2386  
 Mkt/sale :  
 Assmt/sale: 1.5671

## 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  | .192       | 7,500   | 1,440   |      |      | 1,440   | 1,008     |
| Residual     |     | 8,364      |         |         |      |      |         |           |

1.112 acres

Total land value

151,440

106,008

## Building Valuation Summary

|                |         |                    | Area   |         |
|----------------|---------|--------------------|--------|---------|
| Dwelling       | Frame   | 2 story w/bsmt     | 1,278  | 318,580 |
| Basement       | Full    |                    |        |         |
| Heating        | Yes     | A/C Yes            |        | 9,130   |
| Plumbing       | 2 F/B   | 2 H/B 3 Add'l fix. | 1 Wh/p | 16,000  |
| Attic          | None    | Attic size:        |        |         |
| Additions      |         |                    |        | 126,529 |
| Other Features | WB Stks |                    |        | 6,750   |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 476,989       |
| Grade        | B                         | Factor 1.2600 |
| CDU          | C&D Factor 1.00           | 601,006       |
| Depreciation | 35 %                      | 390,654       |
|              | Computed cost value @ 70% | 273,458       |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| L Living Area            | FRUF Frame upper full    | 676  | 56,601 |
| G Garages                | FRL Attached frame GT 65 | 884  | 39,605 |
| P Porches, Patios, Decks | DECK Wood deck           | 324  | 8,583  |
| L Living Area            | FRFF Frame first floor   | 126  | 14,425 |
| L Living Area            | BSMT Basement addition   | 126  | 2,322  |
| L Living Area            | AIR Air conditioning     | 126  | 383    |
| L Living Area            | AIR Air conditioning     | 676  | 2,055  |
| L Living Area            | AIR Air conditioning     | 27   | 82     |
| L Living Area            | OVER Frame Overhang      | 27   | 2,473  |

Total additions 126,529

## 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 9 Garage cars 3      |
| Interior Walls | 02   | Drywall          | Bedrooms 4 Unfinished area       |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms 1 Dormer linear f   |
| Heating System | 02   | Forced Hot Air   | Full Baths 2 Masonry trim sf     |
| Fuel           | 01   | Oil              | Half Baths 2 Finish bsmt sz      |
| Attic          | 99   | None             | Addtn'l fixtures 3 Rec Room Size |
| Grade          | 40   | B                | Whirlpools 1 Living area 3,593   |
| Garage         | 23   | Attached 3 car   | Saunas # Living Units            |
| Area Over Gar. | 01   | Fully Finished   | 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  | 03   | Fair             |                                  |
| Exterior Cond  | 03   | Fair             | Actual Year Built: 1986          |

