

Property at 00020 EVERGREEN ROAD

Prop ID 2220020

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Administrative Information

Owner name: GRUENER RANDOLF W
 Second name:
 Address: 20 EVERGREEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2220020 Neigh.: LV Zone: R15 Vol: 550 Page: 746

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	305,040
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Oct-2006
 Sale price: 285,000
 Sale valid: N

Values

Mkt value :
 Cost value: 537,271

Summary

Total assessments	376,090
Total exemptions	
Net assessment	376,090

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.8852
 Mkt/sale :
 Assmt/sale: 1.3196

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						

.340 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2007

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,008	265,860
Heating	Yes	A/C Yes				7,650
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:				
Additions						130,536
Other Features	WB Stks		RR			14,268
Sub-Total						432,314
Grade	B	Factor 1.2600				544,716
CDU		C&D Factor 1.00				544,716
Depreciation				20 %		435,773
					Computed cost value @ 70%	305,041

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	36	2,193
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	FRFF Frame first floor	102	11,677
L Living Area	AIR Air conditioning	102	310
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	AIR Air conditioning	294	894
L Living Area	FRUF Frame upper full	228	19,090
L Living Area	AIR Air conditioning	228	693
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	F0FF Frame open first flo	100	6,093
G Garages	FSF Full-story fin o/gar	312	20,899
L Living Area	AIR Air conditioning	312	948

Total additions 130,536

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00	2007	C	3,000	50	1,500
Utility Shed									
Value at 70%					1,050	Value at 100%			
						1,500			

