

Property at 00011 FALL BROOK

Prop ID 2230011

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Administrative Information

Owner name: AUSIELLO JEFFREY & BARBARA
Second name:
Address: 11 FALL BROOK
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2230011 Neigh.: Zone: R40 Vol: 559 Page: 491

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 17-May-2007	
Resident Land	.92 105,000			Sale price: 500,000	
Resident Dwelling	1.00 295,100			Sale valid: Y	
				Values	
Resident Excess	.03 160			Mkt value :	
				Cost value:	571,800
Summary		Utilities		Sales ratios	
Total assessments	400,260	Water	Connecticut	Cost/sale :	1.1436
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	400,260	Gas	None	Assmt/sale:	.8005

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	.030	7,500	225		225	158
Residual		1,307					
		.950 acres		Total land value		150,225	105,158

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	10
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	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	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	784
Interior Cond	05	Good	Living area	3,178
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
		Actual Year Built: 1984		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,496	361,160
Basement	Full				
Heating	Yes	A/C Yes			10,330
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	10,500
Attic	None		Attic size:		
Additions					67,667
Other Features		WB Stks	RR		30,764
Sub-Total					480,421
Grade	B+	Factor 1.3500			648,568
CDU		C&D Factor 1.00			648,568
Depreciation		35 %			421,569
Computed cost value @ 70%					295,098

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	BSMT Basement addition	176	3,243
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	134	3,550
L Living Area	OVER Frame Overhang	10	916
Total additions			67,667

