

Property at 00012 FORGE DRIVE

Prop ID 2310012

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Administrative Information

Owner name: MCCARTY PAUL MICHAEL &
Second name: ASHLIEGH SHAE
Address: 12 FORGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2310012 Neigh.: Zone: R40 Vol: 797 Page: 266

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	195,550

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Sep-2024
Sale price: 630,000
Sale valid:

Values

Resident Excess	.18	950	Mkt value :	
			Cost value:	445,714

Summary

Total assessments	312,000
Total exemptions	
Net assessment	312,000

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7075
Mkt/sale :
Assmt/sale: .4952

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site	40,075							
RES	12	.180	7,500	1,350			1,350	945
Residual	7,841							

1.100 acres

Total land value

166,350

116,445

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	235,000
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				12,000
Other Features		WB Stks	RR	96,919
				23,409

Sub-Total			367,328
Grade	B-	Factor 1.1700	429,774
CDU		C&D Factor 1.00	429,774
Depreciation		35 %	279,353
		Computed cost value @ 70%	195,547

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	UTIL Utility building	256	7,312
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	BSMT Basement addition	266	4,902
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412

Total additions 96,919

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
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	37	B-	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures
Air Condition	99	None	Rec Room Size 450
Interior Cond	05	Good	Living area 2,000
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1966

