

Property at 00017 FORGE DRIVE

Prop ID 2310017

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Administrative Information

Owner name: ZANINI PETER J
 Second name:
 Address: 17 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310017 Neigh.: Zone: R40 Vol: 051 Page: 713

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-Sep-1965
Resident Land	.92	115,500	AAA Veteran	1,000	Sale price:
Resident Dwelling	1.00	205,110	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,260	DAC Veteran	10,000	Values
Resident Excess	.02	110			Mkt value :
					Cost value: 459,971
Summary		Utilities		Sales ratios	
Total assessments		321,980	Water Connecticut	Cost/sale :	
Total exemptions		11,500	Sewer Septic	Mkt/sale :	
Net assessment		310,480	Gas CNG	Assmt/sale:	

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	.020	7,500	150		150	105
Residual	871						
		.940 acres	Total land value	165,150		115,605	

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	Rec Room Size 500
Grade	40	B	Whirlpools	Living area 2,226
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	792	223,670
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features	WB Stks	RR		112,838
				17,761
Sub-Total				357,769
Grade	B	Factor 1.2600		450,789
CDU		C&D Factor 1.00		450,789
Depreciation		35 %		293,013
		Computed cost value @ 70%		205,109

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	256	6,781
P Porches, Patios, Decks	FOFF Frame open first flo	186	11,332
L Living Area	FRUH Frame upper half	360	18,409
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	OVER Frame Overhang	36	3,297
G Garages	FR Attached frame LE 65	552	24,250
Total additions			112,838

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2001	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

