

Property at 00018 FORGE DRIVE

Prop ID 2310018

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Administrative Information

Owner name: CLARKE PAMELA AND
Second name: BIALAS JONATHAN J
Address: 18 FORGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2310018 Neigh.: Zone: R40 Vol: 643 Page: 1186

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	184,680
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-2012
Sale price: 345,000
Sale valid:

Values

Mkt value :
Cost value: 429,986

Summary

Total assessments	300,990
Total exemptions	
Net assessment	300,990

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2463
Mkt/sale :
Assmt/sale: .8724

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	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	870	238,910
Basement	Full				
Heating	Yes	A/C Yes			6,890
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					75,617
Other Features		WB Stks		Bsmt Gar	17,000
Sub-Total					346,917
Grade	B-	Factor 1.1700			405,893
CDU		C&D Factor 1.00			405,893
Depreciation		35 %			263,830
Computed cost value @ 70%					184,681

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	442	11,709
L Living Area	FRFF Frame first floor	462	52,890
L Living Area	BSMT Basement addition	462	8,514
L Living Area	OVER Frame Overhang	6	550
L Living Area	OVER Frame Overhang	6	550
L Living Area	AIR Air conditioning	462	1,404

Total additions 75,617

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%					700		Value at 100%		1,000

