

Property at 00026 FORGE DRIVE

Prop ID 2310026

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Administrative Information

Owner name: ZANINI PETER J III & MONICA D
 Second name:
 Address: 26 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310026 Neigh.: Zone: R40 Vol: 715 Page: 760

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Dec-2017
Resident Land	.92	115,500				Sale price: 358,000
Resident Dwelling	1.00	215,360				Sale valid:
					Values	
Resident Excess	.13	680			Mkt value :	
					Cost value:	473,629
Summary			Utilities		Sales ratios	
Total assessments		331,540	Water	Connecticut	Cost/sale :	1.3230
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		331,540	Gas	None	Assmt/sale:	.9261

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	.130	7,500	975			975	683
Residual		5,663						
1.050 acres			Total land value				165,975	116,183

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
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	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	04	Partial Wall Uni		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	780	221,330
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					164,441
Other Features	Mason Trim	WB Stks			10,273
Sub-Total					404,544
Grade	B-	Factor 1.1700			473,316
CDU		C&D Factor 1.00			473,316
Depreciation		35 %			307,655
Computed cost value @ 70%					215,359

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	672	76,931
L Living Area	BSMT Basement addition	672	12,384
L Living Area	FRFF Frame first floor	374	42,816
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	780	2,371
Total additions			164,441

