

Property at 00027 FORGE DRIVE

Prop ID 2310027

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## Administrative Information

Owner name: MARTINEZ JULIO A & BRANDYROSE D  
Second name:  
Address: 27 FORGE DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 2310027 Neigh.: Zone: R40 Vol: 726 Page: 661

| Assessments       |      |         | Exemptions |              | Last sale    |                                    |
|-------------------|------|---------|------------|--------------|--------------|------------------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 25-Feb-2019             |
| Resident Land     | .92  | 115,500 |            |              |              | Sale price: 448,000                |
| Resident Dwelling | 1.00 | 246,720 |            |              |              | Sale valid:                        |
|                   |      |         |            |              | Values       |                                    |
| Resident Excess   | .12  | 630     |            |              |              | Mkt value :<br>Cost value: 518,357 |
| Summary           |      |         | Utilities  |              | Sales ratios |                                    |
| Total assessments |      | 362,850 | Water      | Connecticut  | Cost/sale :  | 1.1570                             |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                                    |
| Net assessment    |      | 362,850 | Gas        | None         | Assmt/sale:  | .8099                              |

## 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     | .120        | 7,500            | 900     |      |      | 900     | 630       |
| Residual     | 5,227  |             |                  |         |      |      |         |           |
|              |        | 1.040 acres | Total land value |         |      |      | 165,900 | 116,130   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                  |
|----------------|------|------------------|-------------------------|------------------|
| Style          | 09   | Dutch Colonial   |                         |                  |
| Exterior Walls | 01   | Clapboards       |                         |                  |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |                  |
| Roof Type      | 03   | Gambrell         |                         |                  |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8                |
| Interior Walls | 02   | Drywall          | Garage cars             | 2                |
| Floors         | 01   | Hardwood         | Bedrooms                | 5                |
| Heating System | 01   | Hot Water        | Unfinished area         |                  |
| Fuel           | 01   | Oil              | Family Rooms            | 1                |
| Attic          | 99   | None             | Dormer linear f         |                  |
| Grade          | 37   | B-               | Full Baths              | 3                |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |                  |
| Area Over Gar. | 99   | None             | Half Baths              | 1                |
| Basement       | 01   | Full             | Finish bsmt sz          |                  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 750              |
| Air Condition  | 01   | Central Air      | Whirlpools              | 2,792            |
| Interior Cond  | 05   | Good             | Saunas                  | # Living Units 1 |
| Exterior Cond  | 05   | Good             | M/F stacks              |                  |
|                |      |                  | W/B stacks              | 2                |
|                |      |                  | W/B openings            | 2                |
|                |      |                  | Actual Year Built: 1966 |                  |

## Building Valuation Summary

|                           |       |                 |               |         |
|---------------------------|-------|-----------------|---------------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area<br>1,008 | 265,860 |
| Basement                  | Full  |                 |               |         |
| Heating                   | Yes   | A/C Yes         |               | 7,650   |
| Plumbing                  | 3 F/B | 1 H/B           | Add'l fix.    | Wh/p    |
| Attic                     | None  |                 | Attic size:   | Saunas  |
| Additions                 |       |                 |               | 13,500  |
| Other Features            |       | WB Stks         | RR            | 144,153 |
|                           |       |                 |               | 32,296  |
| Sub-Total                 |       |                 |               | 463,459 |
| Grade                     | B-    | Factor 1.1700   |               | 542,247 |
| CDU                       |       | C&D Factor 1.00 |               | 542,247 |
| Depreciation              |       | 35 %            |               | 352,461 |
| Computed cost value @ 70% |       |                 |               | 246,723 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 240  | 6,358  |
| L Living Area            | FRFF Frame first floor    | 266  | 30,452 |
| L Living Area            | BSMT Basement addition    | 266  | 4,902  |
| L Living Area            | AIR Air conditioning      | 266  | 809    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |
| G Garages                | FR Attached frame LE 65   | 506  | 22,456 |
| L Living Area            | FRFF Frame first floor    | 510  | 58,385 |
| L Living Area            | BSMT Basement addition    | 510  | 9,398  |
| L Living Area            | AIR Air conditioning      | 510  | 1,550  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 282  | 6,431  |

Total additions 144,153

