

Property at 00033 FORGE DRIVE

Prop ID 2310033

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Administrative Information

Owner name: LJJ HOLDINGS LLC
 Second name:
 Address: 239 OLD FARMS RD 12B
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310033 Neigh.: Zone: R40 Vol: 817 Page: 023

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Aug-2026
Resident Land	.92	115,500				Sale price: 375,000
Resident Dwelling	1.00	187,420				Sale valid: 7
					Values	
Resident Excess	.09	470				Mkt value :
					Cost value: 433,414	
Summary			Utilities		Sales ratios	
Total assessments		303,390	Water	Connecticut	Cost/sale :	1.1558
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		303,390	Gas	CNG	Assmt/sale:	.8090

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	.090	7,500	675			675	473
Residual		3,920						
1.010 acres			Total land value				165,675	115,973

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	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	99	None	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	840	233,050
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					92,018
Other Features		WB Stks		Bsmt Gar	18,500
Sub-Total					352,068
Grade	B-	Factor 1.1700			411,920
CDU		C&D Factor 1.00			411,920
Depreciation		35 %			267,748
Computed cost value @ 70%					187,424

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	5	458
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P Porches, Patios, Decks	DECK Wood deck	552	14,622
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	BSMT Basement addition	552	10,172
Total additions			92,018

