

Property at 00045 FORGE DRIVE

Prop ID 2310045

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Administrative Information

Owner name: YAROS CHRISTOPHER T AND
 Second name: CHRISTY
 Address: 45 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310045 Neigh.: Zone: R40 Vol: 523 Page: 934

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Jun-2005
Resident Land	.92	115,500				Sale price: 367,000
Resident Dwelling	1.00	182,470				Sale valid: Y
					Values	
					Mkt value :	
					Cost value: 425,671	
Summary			Utilities		Sales ratios	
Total assessments	297,970		Water	Connecticut	Cost/sale :	1.1599
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	297,970		Gas	CNG	Assmt/sale:	.8119

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						
		.920 acres		Total land value			165,000	115,500

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				990	262,340
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							64,668
Other Features		WB Stks					6,750
Sub-Total							342,758
Grade	B-		Factor 1.1700				401,027
CDU			C&D Factor 1.00				401,027
Depreciation			35 %				260,668
Computed cost value @ 70%							182,468

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	110	9,210
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
P Porches, Patios, Decks	DECK Wood deck	220	5,828
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	BSMT Basement addition	75	1,382
G Garages	FR Attached frame LE 65	440	19,880

Total additions 64,668

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
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	01	Unfinished	Addtn'l fixtures	1
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	2,250
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1977				

