

Property at 00050 FORGE DRIVE

Prop ID 2310050

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Administrative Information

Owner name: DISENHOF MICHAEL CO-TTEE
 Second name: THOMAS CYNTHIA CO-TTEE
 Address: 50 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310050 Neigh.: Zone: R40 Vol: 815 Page: 379

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	201,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Apr-2002
 Sale price: 365,000
 Sale valid: Y

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.14	740		453,914

Summary

Category	Amount
Total assessments	317,740
Total exemptions	
Net assessment	317,740

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Category	Ratio
Cost/sale	1.2436
Mkt/sale	
Assmt/sale	.8705

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	.140	7,500	1,050			1,050	735
Residual		6,098						

1.060 acres

Total land value

166,050

116,235

Building Valuation Summary

Category	Value	Area
Dwelling Frame 2 story w/bsmt	282,260	1,092
Basement Full		
Heating Yes A/C Yes	8,110	
Plumbing 2 F/B 1 H/B Add'l fix. Wh/p	8,500	
Attic None Attic size:		
Additions	72,891	
Other Features WB Stks	6,750	

Category	Value
Sub-Total	378,511
Grade B- Factor 1.1700	442,858
CDU C&D Factor 1.00	442,858
Depreciation 35 %	287,858
Computed cost value @ 70%	201,501

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
G Garages	FR Attached frame LE 65	529	23,353
L Living Area	AIR Air conditioning	264	803

Total additions 72,891

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1974

