

Property at 00055 FORGE DRIVE

Prop ID 2310055

Printed 06-Feb-2024 11:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FONTANELLA DEMIAN & SHEILA
 Second name:
 Address: 55 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310055 Neigh.: Zone: R40 Vol: 641 Page: 799

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	193,370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-May-2012
 Sale price: 305,000
 Sale valid:

Values

Mkt value :
 Cost value: 442,743

Summary

Total assessments	309,920
Total exemptions	
Net assessment	309,920

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.4516
 Mkt/sale :
 Assmt/sale: 1.0161

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	.200	7,500	1,500		1,500	1,050
Residual	8,712						

1.120 acres

Total land value

166,500

116,550

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,041	272,300
Basement	Full				
Heating	Yes	A/C Yes			7,830
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					67,858
Other Features		WB Stks			6,750

Sub-Total		363,238
Grade	B-	Factor 1.1700 424,988
CDU		C&D Factor 1.00 424,988
Depreciation		35 % 276,242
		Computed cost value @ 70% 193,369

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	11	1,007
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	OVER Frame Overhang	45	4,121
G Garages	FR Attached frame LE 65	538	23,704
L Living Area	AIR Air conditioning	163	496
P Porches, Patios, Decks	DECK Wood deck	257	6,808
P Porches, Patios, Decks	DECK Wood deck	280	7,417

Total additions 67,858

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 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 2,246
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	99	None	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1975

