

Property at 00060 FORGE DRIVE

Prop ID 2310060

Printed 03-Feb-2026 2:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HORNISH MICHAEL P & ALICIA A
 Second name:
 Address: 60 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310060 Neigh.: Zone: R40 Vol: 674 Page: 544

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jun-2014
Resident Land	.92	115,500	LBA	Volfire	31,250	Sale price: 385,000
Resident Dwelling	1.00	205,390	LBA	Volfire	62,500	Sale valid:
					Values	
Resident Excess	.06	320			Mkt value :	
					Cost value:	458,871
Summary			Utilities		Sales ratios	
Total assessments		321,210	Water	Connecticut	Cost/sale :	1.1919
Total exemptions		93,750	Sewer	Public sewer	Mkt/sale :	
Net assessment		227,460	Gas	CNG	Assmt/sale:	.8343

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	.060	7,500	450		450	315
Residual		2,614					
		.980 acres	Total land value			165,450	115,815

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					910	246,720
Heating	Yes	A/C	Yes				7,110
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None	Attic size:					
Additions							87,788
Other Features	WB Stks		RR		35,695		
Sub-Total							385,813
Grade	B-	Factor 1.1700					451,401
CDU		C&D Factor 1.00					451,401
Depreciation					35 %		293,411
				Computed cost value @ 70%			205,388

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	35	3,205
L Living Area	AIR Air conditioning	35	106
L Living Area	FRFF Frame first floor	245	28,048
L Living Area	BSMT Basement addition	245	4,515
L Living Area	AIR Air conditioning	245	745
P Porches, Patios, Decks	CPAT Concrete patio	180	1,534
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
G Garages	FR Attached frame LE 65	552	24,250

Total additions 87,788

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	Rec Room Size 1,155
Garage	22	Attached 2 car	Saunas	Living area 2,316
Area Over Gar.	99	None	M/F stacks	# Living Units
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

