

Property at 00065 FORGE DRIVE

Prop ID 2310065

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Administrative Information

Owner name: BARDE ROCHIT & ROMI
 Second name:
 Address: 65 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310065 Neigh.: Zone: R40 Vol: 793 Page: 1095

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-May-2024
Resident Land	.92	115,500				Sale price: 669,000
Resident Dwelling	1.00	230,590				Sale valid:
					Values	
Resident Excess	.29	1,520			Mkt value :	
					Cost value: 496,586	
Summary			Utilities		Sales ratios	
Total assessments		347,610	Water	Connecticut	Cost/sale :	.7423
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		347,610	Gas	CNG	Assmt/sale:	.5196

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	.290	7,500	2,175			2,175	1,523
Residual		12,632						
1.210 acres				Total land value			167,175	117,023

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	16
Grade	37	B-	Full Baths	4
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Rec Room Size	299
Bsmt Fin Qual	02	Rec Room w/o air	Living area	2,764
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				864	237,730
Basement	Full						
Heating	Yes	A/C Yes					6,850
Plumbing	4 F/B	H/B	Add'l fix.	Wh/p	Saunas		15,000
Attic	None		Attic size:				
Additions							148,484
Other Features		WB Stks	RR	Bsmt Gar			25,084
Sub-Total							433,148
Grade	B-	Factor 1.1700					506,783
CDU		C&D Factor 1.00					506,783
Depreciation		35 %					329,409
Computed cost value @ 70%							230,586

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	119	7,250
L Living Area	FRFF Frame first floor	504	57,698
L Living Area	AIR Air conditioning	504	1,532
L Living Area	BSMT Basement addition	504	9,288
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	AIR Air conditioning	238	724
L Living Area	BSMT Basement addition	238	4,386
L Living Area	AIR Air conditioning	24	73
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	AIR Air conditioning	270	821
Total additions			148,484

