

Property at 00075 FORGE DRIVE

Prop ID 2310075

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Administrative Information

Owner name: MILLER THOMAS J & TAURY
 Second name:
 Address: 75 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310075 Neigh.: Zone: R40 Vol: 644 Page: 855

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jul-2012
Resident Land	.92	115,500				Sale price: 460,000
Resident Dwelling	1.00	216,850				Sale valid:
					Values	
Resident Excess	.09	470				Mkt value :
					Cost value: 475,457	
Summary			Utilities		Sales ratios	
Total assessments	332,820		Water	Connecticut	Cost/sale :	1.0336
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	332,820		Gas	CNG	Assmt/sale:	.7235

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	.090	7,500	675		675	473
Residual	3,920						
1.010 acres				Total land value		165,675	115,973

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				864	237,730
Basement	Full						
Heating	Yes	A/C Yes					6,850
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas		15,000
Attic	None			Attic size:			
Additions							129,713
Other Features		WB Stks		RR			18,058
Sub-Total							407,351
Grade	B-		Factor 1.1700				476,601
CDU			C&D Factor 1.00				476,601
Depreciation			35 %				309,791
Computed cost value @ 70%							216,854

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	253	28,964
L Living Area	BSMT Basement addition	253	4,662
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	BSMT Basement addition	432	7,961
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	AIR Air conditioning	253	769
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	DECK Wood deck	195	5,166

Total additions 129,713

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Scale: 1" = 9.05 feet