

Property at 00080 FORGE DRIVE

Prop ID 2310080

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Administrative Information

Owner name: WYCKOFF PIETER C AND
 Second name: STEPHANIE M
 Address: 80 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310080 Neigh.: Zone: R40 Vol: 681 Page: 76

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Dec-2014
Resident Land	.92	115,500				Sale price: 357,500
Resident Dwelling	1.00	198,050				Sale valid:
Resident Outbldg	1.00	11,270				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 464,186
Summary			Utilities		Sales ratios	
Total assessments		324,930	Water	Connecticut	Cost/sale :	1.2984
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		324,930	Gas	CNG	Assmt/sale:	.9089

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	.020	7,500	150			150	105
Residual		871						
		.940 acres	Total land value				165,150	115,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
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	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
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	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,074	278,750
Basement	Full				
Heating	Yes	A/C Yes			8,010
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					63,397
Other Features	Mason Trim	WB Stks			8,376
Sub-Total					372,033
Grade	B-	Factor 1.1700			435,279
CDU		C&D Factor 1.00			435,279
Depreciation		35 %			282,931
		Computed cost value @ 70%			198,052

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	216	1,841
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	BSMT Basement addition	228	4,202
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	32	2,931
G Garages	FR Attached frame LE 65	563	24,680
L Living Area	AIR Air conditioning	204	620
L Living Area	AIR Air conditioning	32	97
Total additions			63,397

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95	2010	C	32,227	50	16,100
Block Detach Garage									
Value at 70%			11,270				Value at 100%		16,100

