

Property at 00085 FORGE DRIVE

Prop ID 2310085

Printed 06-Feb-2024 11:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TRAPSZO KASIA
 Second name:
 Address: 85 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310085 Neigh.: Zone: R40 Vol: 770 Page: 475

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	237,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Dec-2021
 Sale price: 525,000
 Sale valid:

Values

Mkt value :
 Cost value: 505,500

Summary

Total assessments	353,850	
Total exemptions		
Net assessment	353,850	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : .9629
 Mkt/sale :
 Assmt/sale: .6740

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

165,600

115,920

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,094	246,460
Basement	Full with walk			
Heating	Yes	A/C Yes		7,080
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas 9,500
Attic	None	Attic size:		
Additions				67,051
Other Features	WB Stks		Bsmt Gar	33,046

Sub-Total		363,137
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	424,870
Depreciation	20 %	339,896
	Computed cost value @ 70%	237,927

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	95	8,701
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	CPAT Concrete patio	240	2,046
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	BSMT Basement addition	300	5,528
L Living Area	FRFF Frame first floor	88	10,074

Total additions 67,051

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	680
Bsmt Fin Qual	04	Living Area w/o	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	06	Very Good	Living area	1,824
Exterior Cond	06	Very Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1979	

