

Property at 00103 FORGE DRIVE

Prop ID 2310103

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Administrative Information

Owner name: TIRADO-MONTANEZ VICTOR &
 Second name: MASILLA-RIVERA KENIA
 Address: 103 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310103 Neigh.: Zone: R40 Vol: 544 Page: 378

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	213,440

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2006
 Sale price: 489,900
 Sale valid: Y

Values

Resident Excess	8.42	22,100
Mkt value :		
Cost value:		501,486

Summary

Total assessments	351,040
Total exemptions	
Net assessment	351,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	1.0236
Mkt/sale :	
Assmt/sale:	.7166

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	8.419	7,500	63,143	.50		31,572	22,100
Residual		366,732						

9.339 acres

Total land value

196,572

137,600

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	334,990
Basement	Full with walk		1,362	
Heating	Yes	A/C Yes		9,600
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				29,344
Other Features		M Stks	Bsmt Gar	9,500

Sub-Total	400,934
Grade B-	
CDU	
Depreciation	
Factor 1.1700	469,093
C&D Factor 1.00	469,093
35 %	304,910
Computed cost value @ 70%	213,437

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	102	9,342
P Porches, Patios, Decks	DECK Wood deck	225	5,960
L Living Area	AIR Air conditioning	102	310
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732

Total additions 29,344

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
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 3
Garage	13	Basement 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	01	Central Air	Addn'l fixtures 3
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 2,826
			# Living Units
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 1987

