

Property at 00112 FORGE DRIVE

Prop ID 2310112

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Administrative Information

Owner name: WAGNER STEPHEN C & TARA C TTEES

Second name:

Address: 112 FORGE DRIVE

City/state: AVON CT Zip: 06001

Location Information

Map: 023

Clerk map:

Lot: 2310112

Neigh.:

Zone: R40

Vol: 780

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Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	188,900

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:	01-Apr-1985
Sale price:	142,000
Sale valid:	

Values

Mkt value :	
Cost value:	435,086

Summary

Total assessments	304,560
Total exemptions	
Net assessment	304,560

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	3.0640
Mkt/sale :	
Assmt/sale:	2.1448

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

165,225

115,658

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			816	228,360
Basement	Full					
Heating	Yes	A/C	Yes			6,590
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						99,592
Other Features		M Stks	RR			11,808

Sub-Total						354,850
Grade	B-	Factor	1.1700			415,175
CDU		C&D Factor	1.00			415,175
Depreciation		35 %				269,864
		Computed cost value @ 70%				188,905

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
L Living Area	BSMT Basement addition	308	5,676
G Garages	FR Attached frame LE 65	484	21,597

Total additions 99,592

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 400
Grade	37	B-	Whirlpools Living area 2,254
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1978

