

Property at 00115 FORGE DRIVE

Prop ID 2310115

Printed 06-Feb-2024 11:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JANISZEWSKI EDWARD J JR &
 Second name: NANCY T
 Address: 115 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310115 Neigh.: Zone: R40 Vol: 774 Page: 186

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Sep-1986
Resident Land	.92	115,500			Sale price: 200,000
Resident Dwelling	1.00	174,860			Sale valid:
Resident Outbldg	1.00	420			

Values

Resident Excess	.36	1,890	Mkt value :	
			Cost value:	418,100

Summary

Summary		Utilities		Sales ratios	
Total assessments	292,670	Water	Connecticut	Cost/sale :	2.0905
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	292,670	Gas	CNG	Assmt/sale:	1.4634

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	.360	7,500	2,700		2,700	1,890
Residual		15,682					

1.280 acres

Total land value

167,700

117,390

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	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	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	2,208
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1978	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,104
Basement	Full		284,600
Heating	Yes	A/C Yes	8,170
Plumbing	2 F/B	1 H/B Add'l fix.	8,500
Attic	None	Wh/p	
Additions		Attic size:	
Other Features	WB Stks	Bsmt Gar	15,452
			11,750
Sub-Total			328,472
Grade	B-	Factor 1.1700	384,312
CDU		C&D Factor 1.00	384,312
Depreciation		35 %	249,803
		Computed cost value @ 70%	174,862

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	AIR Air conditioning	46	140
P Porches, Patios, Decks	DECK Wood deck	419	11,099

Total additions 15,452

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	10	80	30.00		E	1,200	50	600
Utility Shed									
Value at 70%		420	Value at 100%		600				

