

Property at 00120 FORGE DRIVE

Prop ID 2310120

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## Administrative Information

Owner name: CODERRE HAROLD THOMAS &  
Second name: CODERRE CAROL ANN  
Address: 120 FORGE DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 2310120 Neigh.: Zone: R40 Vol: 800 Page: 742

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 04-Feb-2025 |
| Resident Land     | .92  | 115,500 |            |              |              | Sale price: 560,000    |
| Resident Dwelling | 1.00 | 182,900 |            |              |              | Sale valid:            |
|                   |      |         |            |              | Values       |                        |
| Resident Excess   | .01  | 50      |            |              |              | Mkt value :            |
|                   |      |         |            |              |              | Cost value: 426,357    |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 298,450 | Water      | Connecticut  | Cost/sale :  | .7614                  |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 298,450 | Gas        | CNG          | Assmt/sale:  | .5329                  |

## 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  | .010       | 7,500            | 75      |           | 75      | 53        |
| Residual     |     | 436        |                  |         |           |         |           |
|              |     | .930 acres | Total land value |         |           | 165,075 | 115,553   |

## 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                 |
| Interior Walls | 02   | Drywall          | Garage cars             | 2                 |
| Floors         | 01   | Hardwood         | Bedrooms                | 3                 |
| 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         | 22   | Attached 2 car   | Masonry trim sf         |                   |
| Area Over Gar. | 99   | None             | Half Baths              | 1                 |
| Basement       | 01   | Full             | Finish bsmt sz          |                   |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | Addn'l fixtures         | Rec Room Size 580 |
| Air Condition  | 06   | Ductless Split U | Whirlpools              | Living area 1,990 |
| Interior Cond  | 05   | Good             | Saunas                  | # Living Units    |
| Exterior Cond  | 05   | Good             | M/F stacks              |                   |
|                |      |                  | W/B stacks              | 1                 |
|                |      |                  | W/B openings            | 1                 |
|                |      |                  | Actual Year Built: 1977 |                   |

## 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                 |       |                 |             | 80,604            |
| Other Features            |       | WB Stks         | RR          | 19,522            |
| Sub-Total                 |       |                 |             | 343,576           |
| Grade                     | B-    | Factor 1.1700   |             | 401,984           |
| CDU                       |       | C&D Factor 1.00 |             | 401,984           |
| Depreciation              |       | 35 %            |             | 261,290           |
| Computed cost value @ 70% |       |                 |             | 182,903           |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 308  | 35,260 |
| L Living Area            | BSMT Basement addition    | 308  | 5,676  |
| L Living Area            | AIR Air conditioning      | 308  | 936    |
| L Living Area            | OVER Frame Overhang       | 34   | 3,114  |
| L Living Area            | OVER Frame Overhang       | 16   | 1,465  |
| G Garages                | FR Attached frame LE 65   | 484  | 21,597 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 180  | 10,967 |
| P Porches, Patios, Decks | DECK Wood deck            | 60   | 1,589  |
| Total additions          |                           |      | 80,604 |

