

Property at 00123 FORGE DRIVE

Prop ID 2310123

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Administrative Information

Owner name: FRYTZ THEODORE W AND
Second name: CLAIRE M
Address: 123 FORGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2310123 Neigh.: Zone: R40 Vol: 098 Page: 0610

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Aug-1977
Resident Land	.92	115,500			Sale price: 24,000
Resident Dwelling	1.00	182,700			Sale valid:
Resident Outbldg	1.00	980			Values
Resident Excess	.10	530			Mkt value : Cost value: 428,157

Summary

Total assessments	299,710	Water	Connecticut	Cost/sale : 17.8399
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	299,710	Gas	None	Assmt/sale: 12.4879

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	.100	7,500	750		750	525
Residual		4,356					

1.020 acres Total land value 165,750 116,025

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf 630
Fuel	01	Oil	Half Baths
Attic	99	None	Addtn'l fixtures
Grade	37	B-	Whirlpools
Garage	22	Attached 2 car	Saunas
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1978

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,814	285,210
Basement	Full			
Heating	Yes	A/C Yes		8,150
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				27,414
Other Features	Mason Trim WB Stks			17,422

Sub-Total				343,196
Grade	B-	Factor 1.1700		401,539
CDU		C&D Factor 1.00		401,539
Depreciation		35 %		261,000
		Computed cost value @ 70%		182,700

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	DECK Wood deck	252	6,675

Total additions 27,414

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2002	C	2,880	50	1,400
Utility Shed									

Value at 70% 980 Value at 100% 1,400

