

Property at 00136 FORGE DRIVE

Prop ID 2310136

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Administrative Information

Owner name: WAGNER STEPHEN C TRUSTEE
Second name: WAGNER KATHRYN B TRUSTEE
Address: 136 FORGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2310136 Neigh.: Zone: R40 Vol: 784 Page: 1240

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	186,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-2014
Sale price: 335,000
Sale valid:

Values

Resident Excess	.08	420	Mkt value :	
			Cost value:	431,857

Summary

Total assessments	302,300
Total exemptions	
Net assessment	302,300

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2891
Mkt/sale :
Assmt/sale: .9024

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	.080	7,500	600			600	420
Residual	3,485							

1.000 acres

Total land value

165,600

115,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	2
Grade	37	B-	Half Baths	1
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Living area	2,254
Air Condition	99	None	Whirlpools	
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					106,497
Other Features		WB Stks			6,750

Sub-Total			350,107
Grade	B-	Factor 1.1700	409,625
CDU		C&D Factor 1.00	409,625
Depreciation		35 %	266,256
		Computed cost value @ 70%	186,379

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	DECK Wood deck	332	8,795

Total additions 106,497

