

Property at 00155 FORGE DRIVE

Prop ID 2310155

Printed 06-Feb-2024 11:43 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: K00 KAM S AND  
 Second name: CHIU YOON K  
 Address: 155 FORGE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 2310155 Neigh.: Zone: R40 Vol: 512 Page: 389

| Assessments       |         |         | Exemptions |              | Last sale           |                        |
|-------------------|---------|---------|------------|--------------|---------------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat          | Amount              | Sale date: 06-Dec-2004 |
| Resident Land     | .71     | 115,500 |            |              |                     | Sale price: 410,680    |
| Resident Dwelling | 1.00    | 204,640 |            |              |                     | Sale valid: Y          |
| Resident Outbldg  | 2.00    | 17,640  |            |              |                     |                        |
|                   |         |         |            |              | Values              |                        |
|                   |         |         |            |              | Mkt value :         |                        |
|                   |         |         |            |              | Cost value: 482,543 |                        |
| Summary           |         |         | Utilities  |              | Sales ratios        |                        |
| Total assessments | 337,780 |         | Water      | Connecticut  | Cost/sale :         | 1.1750                 |
| Total exemptions  |         |         | Sewer      | Public sewer | Mkt/sale :          |                        |
| Net assessment    | 337,780 |         | Gas        | CNG          | Assmt/sale:         | .8225                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .710       | 165,000 | 165,000          |      |      | 165,000 | 115,500   |
| Primary Site |     | 30,928     |         |                  |      |      |         |           |
|              |     | .710 acres |         | Total land value |      |      | 165,000 | 115,500   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 02   | Cape             |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 3 |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 33   | C+               | 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  | 02   | Rec Room w/o air | W/B openings            | 1 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1977 |   |

## Building Valuation Summary

|                           |       |                    |                 |       |         |
|---------------------------|-------|--------------------|-----------------|-------|---------|
| Dwelling                  | Frame | 1 1/2 story w/bsmt | Area            | 1,088 | 245,440 |
| Basement                  | Full  |                    |                 |       |         |
| Heating                   | Yes   | A/C No             |                 |       |         |
| Plumbing                  | 3 F/B | 1 H/B              | Add'l fix.      | Wh/p  | Saunas  |
| Attic                     | None  |                    | Attic size:     |       | 13,500  |
| Additions                 |       |                    |                 |       | 145,470 |
| Other Features            |       | WB Stks            | RR              |       | 12,035  |
| Sub-Total                 |       |                    |                 |       | 416,445 |
| Grade                     | C+    |                    | Factor 1.0800   |       | 449,761 |
| CDU                       |       |                    | C&D Factor 1.00 |       | 449,761 |
| Depreciation              |       |                    | 35 %            |       | 292,345 |
| Computed cost value @ 70% |       |                    |                 |       | 204,642 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 312  | 35,718 |
| L Living Area            | FATT Full finished attic  | 312  | 11,269 |
| L Living Area            | BSMT Basement addition    | 312  | 5,750  |
| L Living Area            | FRFF Frame first floor    | 216  | 24,728 |
| L Living Area            | BSMT Basement addition    | 216  | 3,980  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 48   | 2,924  |
| L Living Area            | FRFF Frame first floor    | 270  | 30,910 |
| G Garages                | FR Attached frame LE 65   | 506  | 22,456 |
| P Porches, Patios, Decks | DECK Wood deck            | 292  | 7,735  |

Total additions 145,470

## Outbuilding Information

| Description              | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|--------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP1 Pool w/ Plastic Linr | 18  | 36     | 648           | 74.05 |        | C   | 47,984 | 50   | 24,000 |
| RS1 Frame Utility Shed   | 8   | 10     | 80            | 30.00 | 2003   | C   | 2,400  | 50   | 1,200  |
| Value at 70%             |     | 17,640 | Value at 100% |       | 25,200 |     |        |      |        |

