

Property at 00157 FORGE DRIVE

Prop ID 2310157

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

Administrative Information

Owner name: DONOVAN JUSTIN
 Second name:
 Address: 157 FORGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2310157 Neigh.: Zone: R40 Vol: 683 Page: 976

Assessments

Assmt category	Qty	Amount
Resident Land	.77	115,500
Resident Dwelling	1.00	193,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Mar-2015
 Sale price: 349,000
 Sale valid:

Values

Mkt value :
 Cost value: 441,057

Summary

Total assessments	308,740
Total exemptions	
Net assessment	308,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2638
 Mkt/sale :
 Assmt/sale: .8846

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.770	165,000	165,000			165,000	115,500
Primary Site		33,541						

.770 acres Total land value 165,000 115,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,088	281,480
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 10,500
Attic	None	Attic size:		
Additions				60,037
Other Features		WB Stks	RR	10,978

Sub-Total			362,995
Grade	B-	Factor 1.1700	424,704
CDU		C&D Factor 1.00	424,704
Depreciation		35 %	276,058
		Computed cost value @ 70%	193,241

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	OVER Frame Overhang	32	2,931
G Garages	FR Attached frame LE 65	506	22,456

Total additions 60,037

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch 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 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 3
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures 1
Air Condition	99	None	Rec Room Size 192
Interior Cond	05	Good	Living area 2,418
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1977

