

Property at 00158 FORGE DRIVE

Prop ID 2310158

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Administrative Information

Owner name: CANCELLIERI FRANCESCO AND
Second name: MARIE S
Address: 158 FORGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2310158 Neigh.: Zone: R40 Vol: 710 Page: 1002

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	188,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-May-2017
Sale price: 343,500
Sale valid:

Values

Resident Excess	.05	260	
Mkt value :			
Cost value:			434,943

Summary

Total assessments	304,460	
Total exemptions		
Net assessment	304,460	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.2662
Mkt/sale :
Assmt/sale: .8863

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	.050	7,500	375		375	263
Residual	2,178						

.970 acres

Total land value

165,375

115,763

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	8	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	
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	
Grade	37	B-	Whirlpools		Living area	2,280
Garage	22	Attached 2 car	Saunas		# Living Units	
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	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1977			

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		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					110,852
Other Features		WB Stks			6,750

Sub-Total			354,462
Grade	B-	Factor 1.1700	414,721
CDU		C&D Factor 1.00	414,721
Depreciation		35 %	269,569
		Computed cost value @ 70%	188,698

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	DECK Wood deck	352	9,324
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	BSMT Basement addition	374	6,892
G Garages	FR Attached frame LE 65	484	21,597

Total additions 110,852

