

Property at 00011 GLENDALE ROAD

Prop ID 2420011

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Administrative Information

Owner name: LOPISI SALVATORE A
Second name:
Address: 11 GLENDALE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 2420011 Neigh.: Zone: R30 Vol: 125 Page: 709

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Sep-1981
Resident Land	.69	94,500				Sale price: 125,500
Resident Dwelling	1.00	174,300				Sale valid:
					Values	
Resident Excess	.27	1,420				Mkt value : Cost value: 386,029
Summary			Utilities		Sales ratios	
Total assessments		270,220	Water	Connecticut	Cost/sale :	3.0759
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		270,220	Gas	None	Assmt/sale:	2.1531

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.270	7,500	2,025			2,025	1,418
Residual		11,761						
				.960 acres	Total land value		137,025	95,918

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
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 1,936	301,270
Basement	Full with walk			
Heating	Yes	A/C Yes		8,600
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 8,500
Attic	None			Attic size:
Additions				7,025
Other Features	WB Stks	RR	Bsmt Gar	29,312
Sub-Total				354,707
Grade	C+	Factor 1.0800		383,084
CDU		C&D Factor 1.00		383,084
Depreciation		35 %		249,005
Computed cost value @ 70%				174,304

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	DECK Wood deck	210	5,563
Total additions			7,025

