

Property at 00012 GRANT DRIVE

Prop ID 2440012

Printed 06-Feb-2024 12:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PHILLIPS DANIEL
Second name:
Address: 12 GRANT DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 2440012 Neigh.: Zone: R30 Vol: 660 Page: 703

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	127,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-May-2013
Sale price: 225,000
Sale valid:

Values

Resident Excess	.11	580
Mkt value :		
Cost value:		307,943

Summary

Total assessments	215,560
Total exemptions	
Net assessment	215,560

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3686
Mkt/sale :
Assmt/sale: .9580

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		125,000	87,500
Primary Site		30,056					
RES	12	.110	7,500	825		825	578
Residual		4,792					

.800 acres	Total land value	125,825	88,078

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,300	217,570
Basement	Full				
Heating	Yes	A/C Yes			6,240
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					27,077
Other Features	WB Stks	RR			24,293

Sub-Total		280,180
Grade C	Factor 1.0000	280,180
CDU	C&D Factor 1.00	280,180
Depreciation	35 %	182,117
	Computed cost value @ 70%	127,482

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	240	2,046
G Garages	FR Attached frame LE 65	572	25,031

Total additions 27,077

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 700
Grade	30	C	Whirlpools Living area 1,300
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	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1961

