

Property at 00018 GRANT DRIVE

Prop ID 2440018

Printed 06-Feb-2024 12:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WILSON COURTLAND D AND
 Second name: JANE W
 Address: 18 GRANT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2440018 Neigh.: Zone: R30 Vol: 150 Page: 0592

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	116,450
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Sep-1984
 Sale price: 91,800
 Sale valid:

Values

Mkt value :
 Cost value: 293,529

Summary

Total assessments	205,470	
Total exemptions		
Net assessment	205,470	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 3.1975
 Mkt/sale :
 Assmt/sale: 2.2382

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

.740 acres Total land value 125,375 87,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1961

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,300	217,570
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					23,105
Other Features		WB Stks		Bsmt Gar	11,750
Sub-Total					255,925
Grade	C	Factor 1.0000			255,925
CDU		C&D Factor 1.00			255,925
Depreciation		35 %			166,351
Computed cost value @ 70%					116,446

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	136	3,603
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	CPAT Concrete patio	354	3,017

Total additions 23,105

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	1997	C	3,600	50	1,800
Utility Shed									
Value at 70%					1,260	Value at 100%			1,800

