

Property at 00061 GRANT DRIVE

Prop ID 2440061

Printed 06-Feb-2024 12:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COFRANCESCO KIMBERLY
 Second name:
 Address: 61 GRANT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2440061 Neigh.: Zone: R30 Vol: 752 Page: 785

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	97,210
Resident Outbldg	1.00	7,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jan-2021
 Sale price: 262,000
 Sale valid:

Values

Mkt value :
 Cost value: 279,900

Summary

Total assessments	195,930
Total exemptions	
Net assessment	195,930

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0683
 Mkt/sale :
 Assmt/sale: .7478

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	.710	7,500	5,325			5,325	3,728
Residual		30,928						

1.400 acres

Total land value

130,325

91,228

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl 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	31	Detached 1 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	04	Living Area w/o	
Air Condition	06	Ductless Split U	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1956

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,056
Basement	Full with walk		185,460
Heating	Yes	A/C Yes	5,340
Plumbing	1 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			7,297
Other Features	WB Stks	RR	15,558

Sub-Total		213,655
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	213,655
Depreciation	35 %	138,876
	Computed cost value @ 70%	97,213

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	7,297

Total additions 7,297

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	16	24	384	55.95	2005	C	21,485	50	10,700
Block Detach Garage									

Value at 70% 7,490

Value at 100% 10,700

