

Property at 00016 GREENCREST ROAD

Prop ID 2460016

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Administrative Information

Owner name: KOGAN LEONID P & ANNA
 Second name:
 Address: 16 GREENCREST ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2460016 Neigh.: Zone: R40 Vol: 713 Page: 1099

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Sep-2017
Resident Land	.92	94,500				Sale price: 420,000
Resident Dwelling	1.00	285,440				Sale valid:
					Values	
Resident Excess	1.14	5,990			Mkt value :	
					Cost value:	551,329
Summary			Utilities		Sales ratios	
Total assessments	385,930		Water	Connecticut	Cost/sale :	1.3127
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	385,930		Gas	None	Assmt/sale:	.9189

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	1.140	7,500	8,550			8,550	5,985
Residual		49,658						
2.060 acres				Total land value			143,550	100,485

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,485	359,010
Basement	Full				
Heating	Yes	A/C Yes			10,270
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					104,111
Other Features		WB Stks			16,000
Sub-Total					497,891
Grade	B	Factor 1.2600			627,343
CDU		C&D Factor 1.00			627,343
Depreciation		35 %			407,773
Computed cost value @ 70%					285,441

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	395	10,464
P Porches, Patios, Decks	FEFF Frame enclosed first	238	22,696
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	OVER Frame Overhang	45	4,121
L Living Area	AIR Air conditioning	45	137
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
Total additions			104,111

