

Property at 00023 GREENCREST ROAD

Prop ID 2460023

Printed 18-Oct-2024 12:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WANG YUMING & XIA J
Second name:
Address: 23 GREENCREST ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2460023 Neigh.: Zone: R40 Vol: 670 Page: 195

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Dec-2013
Resident Land	.92	94,500				Sale price: 445,000
Resident Dwelling	1.00	274,050				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	1.37	7,190				Mkt value : Cost value: 538,571
Summary			Utilities		Sales ratios	
Total assessments	377,000		Water	Connecticut	Cost/sale :	1.2103
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	377,000		Gas	None	Assmt/sale:	.8472

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	1.370	7,500	10,275			10,275	7,193
Residual		59,677						
2.290 acres		Total land value		145,275			101,693	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,040	272,110
Basement	Full			
Heating	Yes	A/C Yes		7,820
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	11,000
Attic	None	Attic size:		
Additions				150,048
Other Features		WB Stks	RR	37,052
Sub-Total				478,030
Grade	B	Factor 1.2600		602,318
CDU		C&D Factor 1.00		602,318
Depreciation		35 %		391,507
		Computed cost value @ 70%		274,055

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	512	13,563
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	414	47,395
L Living Area	BSMT Basement addition	414	7,629
L Living Area	AIR Air conditioning	414	1,259
L Living Area	AIR Air conditioning	196	596
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FATT Full finished attic	624	22,538
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	40	122
Total additions			150,048

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2024	C	3,600	50	1,800
Utility Shed									
Value at 70%	1,260		Value at 100%		1,800				

