

Property at 00012 GUERNSEY LANE

Prop ID 2500012

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Administrative Information

Owner name: MERIAM JOHN & MANAKTALA SHILPA
 Second name: & MANAKTALA ASHA VIRENDRA
 Address: 12 GUERNSEY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
 Lot: 2500012 Neigh.: Zone: RU2A Vol: 708 Page: 526

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Outbldg	1.00	21,140
Resident Dwelling	1.00	446,920

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Apr-2017
 Sale price: 635,900
 Sale valid:

Values

Mkt value :
 Cost value: 820,157

Summary

Total assessments	574,110
Total exemptions	
Net assessment	574,110

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2898
 Mkt/sale :
 Assmt/sale: .9028

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000			150,000	105,000
Primary Site		87,120						
RES	12	.200	7,500	1,500			1,500	1,050
Residual		8,712						

2.200 acres

Total land value

151,500

106,050

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2011

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk					1,452	352,570
Heating	Yes	A/C	Yes				10,090
Plumbing	5 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		27,500
Attic	None	Attic size:					
Additions							103,054
Other Features	M Stks RR						24,803

Sub-Total					518,017
Grade	A-	Factor 1.4500			751,125
CDU		C&D Factor 1.00			751,125
Depreciation		15 %			638,456
		Computed cost value @ 70%			446,919

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	704	31,541
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	377	9,987
P Porches, Patios, Decks	DECK Wood deck	216	5,722
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	BSMT Basement addition	380	7,003
L Living Area	FRFF Frame first floor	380	43,503
L Living Area	AIR Air conditioning	380	1,155

Total additions 103,054

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2021	B	60,460	50	30,200

Value at 70% 21,140

Value at 100% 30,200

