

Property at 00020 GUERNSEY LANE

Prop ID 2500020

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Administrative Information

Owner name: SULLIVAN ERIN K C
Second name:
Address: 20 GUERNSEY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 12 018
Lot: 2500020 Neigh.: Zone: RU2A Vol: 669 Page: 350

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	464,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jun-2012
Sale price: 200,000
Sale valid: 7

Values

Resident Excess	.51	2,670

Mkt value :
Cost value: 816,943

Summary

Total assessments	571,860
Total exemptions	
Net assessment	571,860

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.0847
Mkt/sale :
Assmt/sale: 2.8593

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	.509	7,500	3,818			3,818	2,673
Residual		22,172						

2.509 acres

Total land value

153,818

107,673

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,708
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2012	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	422,290
Basement	Full with walk		1,809	
Heating	Yes	A/C Yes		12,060
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				22,500
Other Features		M Stks RR		20,922
				25,555

Sub-Total			503,327
Grade	A	Factor 1.5500	780,157
CDU		C&D Factor 1.00	780,157
Depreciation		15 %	663,133
		Computed cost value @ 70%	464,193

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	BSMT Basement addition	90	1,659
L Living Area	AIR Air conditioning	90	274
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
G Garages	FRL Attached frame GT 65		

Total additions 20,922

