

Property at 00021 GUERNSEY LANE

Prop ID 2500021

Printed 06-Feb-2024 12:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZASTAVKER VITALY & LARISA
Second name:
Address: 21 GUERNSEY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 09 007
Lot: 2500021 Neigh.: Zone: RU2A Vol: 578 Page: 406

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	258,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jul-2008
Sale price: 425,000
Sale valid:

Values

Resident Excess		
.21	1,100	

Mkt value :
Cost value: 520,871

Summary

Total assessments	
364,610	
Total exemptions	
364,610	
Net assessment	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2256
Mkt/sale :
Assmt/sale: .8579

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	.210	7,500	1,575			1,575	1,103
Residual		9,148						

2.210 acres

Total land value

151,575

106,103

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	03	Wood Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	05	Electric B/B	
Fuel	03	Electric	
Attic	99	None	
Grade	37	B-	
Garage	12	Basement 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	04	Average	
Exterior Cond	04	Average	

Total Rooms		Garage cars	
9		2	
Bedrooms		Unfinished area	
4			
Family Rooms		Dormer linear f	
1			
Full Baths		Masonry trim sf	
3			
Half Baths		Finish bsmt sz	
1			
Addtn'l fixtures		Rec Room Size	1,000
2			
Whirlpools		Living area	2,661
1			
Saunas		# Living Units	
M/F stacks			
W/B stacks			
1			
W/B openings			
2			

Actual Year Built: 1968

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,430	234,680
Basement	Full			
Heating	Yes	A/C Yes		6,720
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				187,898
Other Features	WB Stks	RR	Bsmt Gar	39,311

Sub-Total		485,609
Grade	B-	
CDU	Factor 1.1700	568,163
Depreciation	C&D Factor 1.00	568,163
	35 %	369,306
	Computed cost value @ 70%	258,514

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	112	3,199
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
P Porches, Patios, Decks	FEFF Frame enclosed first	170	16,212
L Living Area	BSMT Basement addition	1,007	18,557
L Living Area	FRFF Frame first floor	1,007	115,282
L Living Area	AIR Air conditioning	1,007	3,061
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	99	11,334
L Living Area	AIR Air conditioning	99	301

Total additions 187,898

