

Property at 00035 GUERNSEY LANE

Prop ID 2500035

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

## Administrative Information

Owner name: BENHAJ-FREJ MOHAMED AND  
 Second name: MIRAQUI KHAOUA  
 Address: 35 GUERNSEY LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 015 Clerk map: 09 007  
 Lot: 2500035 Neigh.: Zone: RU2A Vol: 764 Page: 156

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 105,000 |
| Resident Dwelling | 1.00 | 218,500 |
| Resident Outbldg  | 1.00 | 19,810  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 11-Aug-2021  
 Sale price: 460,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 496,743

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 347,720 |
| Total exemptions  |         |
| Net assessment    | 347,720 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.0799  
 Mkt/sale :  
 Assmt/sale: .7559

## 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  | .840       | 7,500   | 6,300   |      |      | 6,300   | 4,410     |
| Residual     |     | 36,590     |         |         |      |      |         |           |

2.840 acres

Total land value

156,300

109,410

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 5 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 |
| Fuel           | 07   | Propane Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addn'l fixtures         | 1 |
| 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  | 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: 1966 |   |

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt     | Area  | 293,590 |
|----------------|---------|--------------------|-------|---------|
| Basement       | Full    |                    | 1,150 |         |
| Heating        | Yes     | A/C Yes            |       | 8,430   |
| Plumbing       | 2 F/B   | 1 H/B 1 Add'l fix. | Wh/p  | 9,000   |
| Attic          | None    | Attic size:        |       |         |
| Additions      |         |                    |       | 40,317  |
| Other Features | WB Stks | RR                 |       | 29,784  |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 381,121 |
| Grade B      | Factor 1.2600             | 480,212 |
| CDU          | C&D Factor 1.00           | 480,212 |
| Depreciation | 35 %                      | 312,138 |
|              | Computed cost value @ 70% | 218,497 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 440  | 19,880 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 264  | 16,084 |
| L Living Area            | OVER Frame Overhang       | 46   | 4,213  |
| L Living Area            | AIR Air conditioning      | 46   | 140    |

Total additions 40,317

## Outbuilding Information

| Description        | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value  |
|--------------------|-----|-----|------|-------|------|-----|--------|------|--------|
| RP5 Pool w/ Gunite | 16  | 32  | 512  | 110.5 |      | C   | 56,602 | 50   | 28,300 |

Value at 70% 19,810

Value at 100% 28,300

