

Property at 00041 GUERNSEY LANE

Prop ID 2500041

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Administrative Information

Owner name: GITMAN MARAT J & KARINA
Second name:
Address: 41 GUERNSEY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map: 09 007
Lot: 2500041 Neigh.: Zone: RU2A Vol: 627 Page: 1000

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	78,750
Resident Dwelling	1.00	238,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Aug-2011
Sale price: 370,000
Sale valid:

Values

Mkt value :
Cost value: 455,786

Summary

Total assessments	319,050
Total exemptions	
Net assessment	319,050

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2319
Mkt/sale :
Assmt/sale: .8623

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000		.25	112,500	78,750
Primary Site		87,120						
RES	12	.360	7,500	2,700			2,700	1,890
Residual		15,682						

2.360 acres

Total land value

115,200

80,640

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,023
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,011	266,440
Basement	Full				
Heating	Yes	A/C Yes			7,660
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					154,992
Other Features		WB Stks			9,250

Sub-Total				447,842
Grade	B-	Factor 1.1700		523,975
CDU		C&D Factor 1.00		523,975
Depreciation		35 %		340,584
		Computed cost value @ 70%		238,409

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	528	23,655
L Living Area	FRUF Frame upper full	220	18,421
L Living Area	AIR Air conditioning	220	669
P Porches, Patios, Decks	DECK Wood deck	696	18,437
L Living Area	FRFF Frame first floor	417	47,739
L Living Area	BSMT Basement addition	417	7,684
L Living Area	AIR Air conditioning	417	1,268
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	AIR Air conditioning	264	803

Total additions 154,992

