

Property at 00024 HABER DRIVE

Prop ID 2520024

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Administrative Information

Owner name: MENAJI BEINAZ AND
Second name: MENAGI NEJMEDIN
Address: 24 HABER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 2520024 Neigh.: Zone: R40 Vol: 800 Page: 611

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jan-2025
Resident Land	.69	94,500				Sale price: 326,000
Resident Dwelling	1.00	131,490				Sale valid:
					Values	
Resident Excess	.26	1,370				Mkt value :
						Cost value: 324,800
Summary			Utilities		Sales ratios	
Total assessments		227,360	Water	Well		Cost/sale : .9963
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		227,360	Gas	None		Assmt/sale: .6974

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.260	7,500	1,950			1,950	1,365
Residual		11,326						
		.950 acres		Total land value			136,950	95,865

Residential Dwelling Information

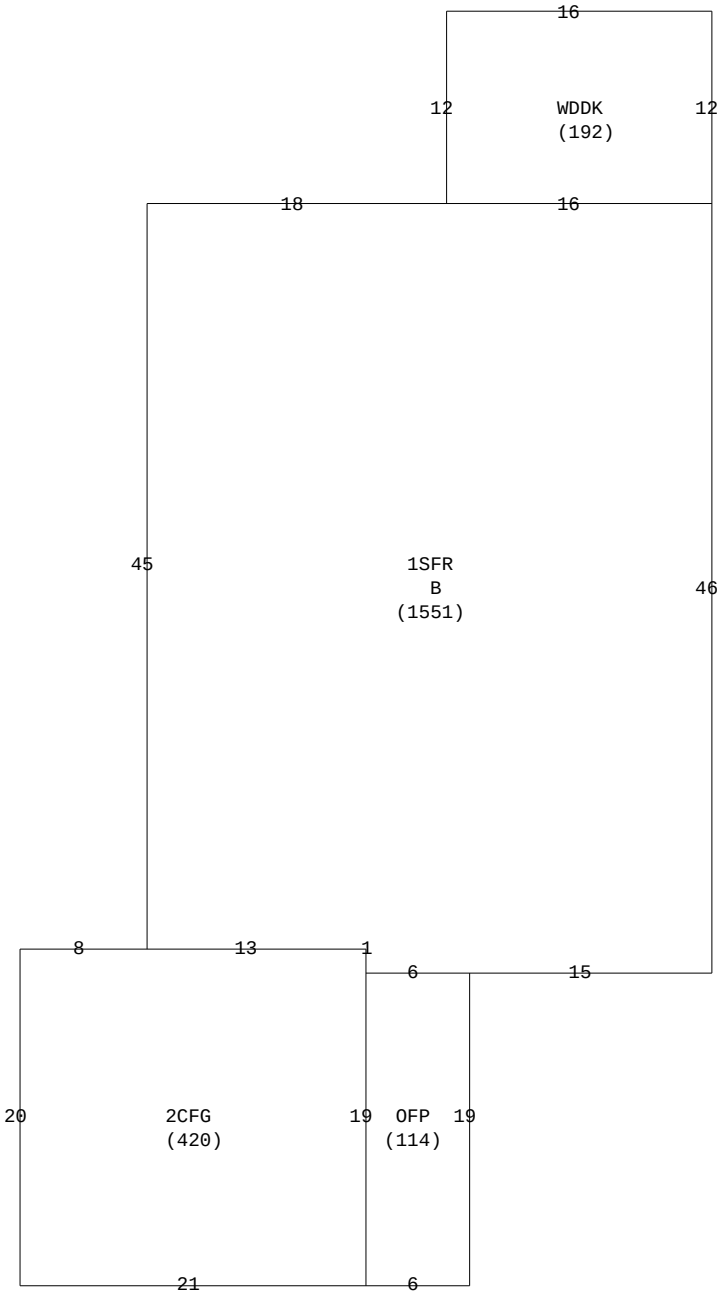
Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	2
Heating System	05	Electric B/B	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	30	C	Full Baths	1
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	1,551
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,551	250,600
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	500
Attic	None	Attic size:			
Additions					31,132
Other Features		WB Stks			6,750
Sub-Total					288,982
Grade	C	Factor 1.0000			288,982
CDU		C&D Factor 1.00			288,982
Depreciation		35 %			187,838
Computed cost value @ 70%					131,487

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	420	19,100
P Porches, Patios, Decks	DECK Wood deck	192	5,086
P Porches, Patios, Decks	FOFF Frame open first flo	114	6,946
Total additions			31,132



ABOVE GROUND POOL