

Property at 00002 HENDERSON DRIVE

Prop ID 2640002

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Administrative Information

Owner name: ANDERSON STEPHEN J AND
 Second name: LISA MARY
 Address: 2 HENDERSON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2640002 Neigh.: Zone: RU2A Vol: 325 Page: 908

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-Nov-1996
Resident Land	2.00	105,000			Sale price: 192,000
Resident Dwelling	1.00	239,790			Sale valid: Y
Resident Outbldg	2.00	4,340			

Values

Resident Excess	1.83	9,610	Mkt value :	
			Cost value:	512,486

Summary

Total assessments	358,740	Water Well	Cost/sale :	2.6692
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	358,740	Gas None	Assmt/sale:	1.8684

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	1.830	7,500	13,725		13,725	9,608
Residual		79,715					

3.830 acres Total land value 163,725 114,608

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	05	Electric B/B	Full Baths 4 Masonry trim sf
Fuel	03	Electric	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 1,200
Grade	33	C+	Whirlpools Living area 2,128
Garage	13	Basement 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	04	Living Area w/o	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1965

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area 1,622	265,460
Basement	Full			
Heating	Yes	A/C Yes		7,440
Plumbing	4 F/B	H/B Add'l fix.	Wh/p Saunas	15,000
Attic	None	Attic size:		
Additions				157,888
Other Features	WB Stks	RR	Bsmt Gar	42,175

Sub-Total				487,963
Grade	C+	Factor 1.0800		527,000
CDU		C&D Factor 1.00		527,000
Depreciation		35 %		342,550
		Computed cost value @ 70%		239,785

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	550	12,542
L Living Area	BSMT Basement addition	506	9,325
L Living Area	FRFF Frame first floor	506	57,927
L Living Area	AIR Air conditioning	506	1,538
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FRFF Frame first floor	576	65,941

Total additions 157,888

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	18	162	30.00		C	4,860	50	2,400
Utility Shed									
RS1 Frame	14	18	252	30.00		C	7,560	50	3,800
Utility Shed									
Value at 70%			4,340				Value at 100%		6,200

