

Property at 00020 HENDERSON DRIVE

Prop ID 2640020

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Administrative Information

Owner name: RASHID ZAFAR AND
 Second name: HARRISON SUSAN R
 Address: 477 DEERCLIFF RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2640020 Neigh.: Zone: RU2A Vol: 667 Page: 344

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 20-Sep-2013	
Resident Land	2.00 105,000			Sale price:	342,375
Resident Dwelling	1.00 301,200			Sale valid:	
Resident Outbldg	1.00 630			Values	
				Mkt value :	
Resident Excess	.65 3,410			Cost value:	586,057
Summary		Utilities		Sales ratios	
Total assessments	410,240	Water Well		Cost/sale :	1.7117
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	410,240	Gas None		Assmt/sale:	1.1982

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	.650	7,500	4,875		4,875	3,413
Residual		28,314					
2.650 acres		Total land value		154,875		108,413	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,268
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1961	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	2,332
Basement	Full		353,380
Heating	Yes	A/C Yes	10,070
Plumbing	3 F/B	1 H/B 4 Add'l fix.	15,500
Attic	Unfinished	Wh/p Saunas	12,116
Additions		Attic size: 825	165,484
Other Features		WB Stks	9,250
Sub-Total			565,800
Grade	B-	Factor 1.1700	661,986
CDU		C&D Factor 1.00	661,986
Depreciation		35 %	430,291
		Computed cost value @ 70%	301,204

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,080	48,386
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	AIR Air conditioning	624	1,897
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	AIR Air conditioning	312	948
P Porches, Patios, Decks	DECK Wood deck	268	7,099
Total additions			165,484

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	10	60	30.00		C	1,800	50	900
Utility Shed									
Value at 70%		630	Value at 100%		900				

