

Property at 00011 HOMESTEAD LANE

Prop ID 2790011

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Administrative Information

Owner name: DROSTE RALPH E & JEANNE S
 Second name:
 Address: 11 HOMESTEAD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2790011 Neigh.: Zone: Vol: 777 Page: 552

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jul-1978
Resident Land	.69	105,000				Sale price: 78,900
Resident Dwelling	1.00	240,200				Sale valid:
Resident Outbldg	1.00	840				Values
					Mkt value :	
					Cost value:	494,343
Summary			Utilities		Sales ratios	
Total assessments		346,040	Water	Connecticut	Cost/sale :	6.2654
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		346,040	Gas	None	Assmt/sale:	4.3858

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
		.690 acres		Total land value			150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'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	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				768	218,990
Basement	Full						
Heating	Yes	A/C Yes					6,320
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		14,000
Attic	None			Attic size:			
Additions							172,909
Other Features		WB Stks					6,750
Sub-Total							418,969
Grade	B		Factor 1.2600				527,901
CDU			C&D Factor 1.00				527,901
Depreciation			35 %				343,136
						Computed cost value @ 70%	240,195

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	280	17,059
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	BSMT Basement addition	600	11,057
L Living Area	AIR Air conditioning	992	3,016

Total additions 172,909

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	1996	C	2,400	50	1,200
Utility Shed									
Value at 70%		840					Value at 100%		1,200

