

Property at 00010 JUNIPER DRIVE

Prop ID 2930010

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Administrative Information

Owner name: GARSTKA STANLEY
 Second name:
 Address: 10 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2930010 Neigh.: Zone: R30 Vol: 655 Page: 773

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Feb-2011
Resident Land	.92	94,500				Sale price: 275,000
Resident Dwelling	1.00	233,840				Sale valid:
Resident Outbldg	1.00	350				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 469,714
Summary			Utilities		Sales ratios	
Total assessments		328,800	Water	Connecticut	Cost/sale :	1.7081
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		328,800	Gas	None	Assmt/sale:	1.1956

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site	40,075							
RES	12	.020	7,500	150			150	105
Residual	871							
		.940 acres		Total land value			135,150	94,605

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	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				816	228,360
Basement	Full						
Heating	Yes	A/C No					
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p	Saunas		17,000
Attic	None		Attic size:				
Additions							180,407
Other Features		WB Stks					13,500
Sub-Total							439,267
Grade	B-	Factor 1.1700					513,942
CDU		C&D Factor 1.00					513,942
Depreciation		35 %					334,062
		Computed cost value @ 70%					233,843

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	200	5,298
L Living Area	FRFF Frame first floor	504	57,698
L Living Area	FRUF Frame upper full	504	42,200
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
Total additions			180,407

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	8	64	30.00		E	960	50	500
Utility Shed									
Value at 70%			350				Value at 100%		500

