

Property at 00028 JUNIPER DRIVE

Prop ID 2930028

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Administrative Information

Owner name: QUESNEL WILLIAM J AND
 Second name: MEYERS-QUESNEL MICHELLE
 Address: 28 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2930028 Neigh.: Zone: R30 Vol: 603 Page: 501

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	170,790
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Mar-2010
 Sale price: 285,000
 Sale valid:

Values

Mkt value :
 Cost value: 380,386

Summary

Total assessments	266,270
Total exemptions	
Net assessment	266,270

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3347
 Mkt/sale :
 Assmt/sale: .9343

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						

.690 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	651	196,140
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					105,925
Other Features		WB Stks			6,750

Sub-Total					320,815
Grade	B-	Factor 1.1700			375,354
CDU		C&D Factor 1.00			375,354
Depreciation		35 %			243,980
		Computed cost value @ 70%			170,786

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	BSMT Basement addition	304	5,602
L Living Area	FRFF Frame first floor	382	43,732
G Garages	FR Attached frame LE 65	294	14,184
P Porches, Patios, Decks	BPAT Brick/flagstone pati	209	4,766

Total additions 105,925

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

