

Property at 00031 JUNIPER DRIVE

Prop ID 2930031

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Administrative Information

Owner name: MENENDEZ EZEQUIEL M AND
 Second name: FEATHERSTON MERCEDES C
 Address: 31 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2930031 Neigh.: Zone: R30 Vol: 338 Page: 143

Assessments

Assmt category	Qty	Amount
Resident Land	.70	94,500
Resident Dwelling	1.00	175,870
Resident Outbldg	2.00	17,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Sep-1997
 Sale price: 180,000
 Sale valid:

Values

Mkt value :
 Cost value: 411,643

Summary

Total assessments	288,150
Total exemptions	
Net assessment	288,150

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.2869
 Mkt/sale :
 Assmt/sale: 1.6008

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.700	135,000	135,000			135,000	94,500
Primary Site		30,492						

.700 acres	Total land value	135,000	94,500
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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C Yes			6,590
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					66,491
Other Features		WB Stks	RR		20,425

Sub-Total					330,366
Grade	B-	Factor 1.1700			386,528
CDU		C&D Factor 1.00			386,528
Depreciation		35 %			251,243
		Computed cost value @ 70%			175,870

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	12	1,099
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L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRFF Frame first floor	264	30,223
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	DECK Wood deck	155	4,106
L Living Area	AIR Air conditioning	264	803

Total additions	66,491
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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	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1968

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
RS1 Frame Utility Shed	8	12	96	30.00		C	2,880	50	1,400

Value at 70% 17,780

Value at 100% 25,400

