

Property at 00034 JUNIPER DRIVE

Prop ID 2930034

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Administrative Information

Owner name: OBRIEN FRANCIS J AND
 Second name: REBECCA B
 Address: 34 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2930034 Neigh.: Zone: R30 Vol: 349 Page: 1057

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-May-1998
Resident Land	.69	94,500			Sale price: 215,000
Resident Dwelling	1.00	237,160			Sale valid: Y
Resident Outbldg	1.00	1,680			

Values

Mkt value :
 Cost value: 476,200

Summary

Total assessments	333,340	Water	Connecticut	Cost/sale : 2.2149
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	333,340	Gas	None	Assmt/sale: 1.5504

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	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	1
Grade	37	B-	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	2,762
Area Over Gar.	99	None	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C Yes			6,590
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					183,053
Other Features		WB Stks			13,500
Sub-Total					445,503
Grade	B-	Factor 1.1700			521,239
CDU		C&D Factor 1.00			521,239
Depreciation		35 %			338,805
Computed cost value @ 70%					237,164

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	150	2,764
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	AIR Air conditioning	264	803
L Living Area	FRFF Frame first floor	832	95,248
L Living Area	BSMT Basement addition	832	15,332
L Living Area	AIR Air conditioning	832	2,529

Total additions 183,053

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2010	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

