

Property at 00046 JUNIPER DRIVE

Prop ID 2930046

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Administrative Information

Owner name: ALMON DAVID & SUZANNE
Second name:
Address: 46 JUNIPER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2930046 Neigh.: Zone: R30 Vol: 581 Page: 993

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	160,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Oct-2008
Sale price: 362,000
Sale valid:

Values

Mkt value :
Cost value: 364,771

Summary

Total assessments	255,340
Total exemptions	
Net assessment	255,340

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0077
Mkt/sale :
Assmt/sale: .7054

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	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	37	B-	Whirlpools	1,930
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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	816	228,360
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks		58,524
				6,750

Sub-Total			302,134
Grade	B-	Factor 1.1700	353,497
CDU		C&D Factor 1.00	353,497
Depreciation		35 %	229,773
		Computed cost value @ 70%	160,841

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	264	30,223
G Garages	FR	Attached frame LE 65	576	25,187
L Living Area	OVER	Frame Overhang	34	3,114

Total additions 58,524

