

Property at 00056 JUNIPER DRIVE

Prop ID 2930056

Printed 06-Aug-2025 2:29 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CLAWSON DOUGLAS & BETHANY
 Second name:
 Address: 56 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930056 Neigh.: Zone: R30 Vol: 805 Page: 873

Assessments

Assmt category	Qty	Amount
Resident Land	.70	94,500
Resident Dwelling	1.00	162,150
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Jul-2025
 Sale price: 530,000
 Sale valid:

Values

Mkt value :
 Cost value: 368,443

Summary

Total assessments	257,910
Total exemptions	
Net assessment	257,910

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6952
 Mkt/sale :
 Assmt/sale: .4866

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

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	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
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 Yes		6,590
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		5,000
Additions				52,899
Other Features	WB Stks		Bsmt Gar	11,750
Sub-Total				304,599
Grade	B-	Factor 1.1700		356,381
CDU		C&D Factor 1.00		356,381
Depreciation		35 %		231,648
Computed cost value @ 70%				162,154

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
P Porches, Patios, Decks	DECK Wood deck	500	13,245
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	34	103

Total additions 52,899

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%				1,260	Value at 100%				1,800

