

Property at 00067 JUNIPER DRIVE

Prop ID 2930067

Printed 06-Feb-2024 3:23 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOGAN MARK & NATASHA
 Second name:
 Address: 67 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930067 Neigh.: Zone: R40 Vol: 750 Page: 1242

Assessments

Assmt category	Qty	Amount
Resident Land	.91	94,500
Resident Dwelling	1.00	277,180
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Dec-2020
 Sale price: 465,000
 Sale valid:

Values

Mkt value :
 Cost value: 533,371

Summary

Total assessments	373,360
Total exemptions	
Net assessment	373,360

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1470
 Mkt/sale :
 Assmt/sale: .8029

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.910	135,000	135,000			135,000	94,500
Primary Site		39,640						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	750
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	2,538
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2004				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,036	271,320
Basement	Full				
Heating	Yes	A/C Yes			7,800
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	12,500
Attic	None		Attic size:		
Other Features					73,918
		WB Stks	RR		25,546
Sub-Total					391,084
Grade	B+		Factor 1.3500		527,963
CDU			C&D Factor 1.00		527,963
Depreciation			25 %		395,972
			Computed cost value @ 70%		277,180

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	506	22,456
G Garages	FSF Full-story fin o/gar	350	23,444
L Living Area	AIR Air conditioning	350	1,064
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	190	5,033
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580

Total additions 73,918

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2021	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

