

Property at 00075 JUNIPER DRIVE

Prop ID 2930075

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

Administrative Information

Owner name: KOMAROW ANDREW
 Second name: KOMAROW JESSICA
 Address: 75 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930075 Neigh.: Zone: R40 Vol: 783 Page: 1193

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jul-2016
Resident Land	.92	94,500				Sale price: 479,900
Resident Dwelling	1.00	245,400				Sale valid:
					Values	
Resident Excess	.52	2,730				Mkt value :
					Cost value: 489,471	
Summary			Utilities		Sales ratios	
Total assessments		342,630	Water	Connecticut	Cost/sale :	1.0199
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		342,630	Gas	None	Assmt/sale:	.7140

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.520	7,500	3,900			3,900	2,730
Residual		22,651						
				1.440 acres	Total land value		138,900	97,230

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	872		239,300
Basement	Full				
Heating	Yes	A/C Yes			6,900
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 12,500
Attic	Fully Finished		Attic size: 612		20,714
Additions					166,941
Other Features	WB Stks	RR	Bsmt Gar		14,613
Sub-Total					460,968
Grade	B-	Factor 1.1700			539,333
CDU		C&D Factor 1.00			539,333
Depreciation		35 %			350,566
Computed cost value @ 70%					245,396

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	968	110,818
L Living Area	BSMT Basement addition	968	17,838
P Porches, Patios, Decks	FOFF Frame open first flo	372	22,664
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	52	4,762
P Porches, Patios, Decks	DECK Wood deck	250	6,623
L Living Area	AIR Air conditioning	1,032	3,137

Total additions 166,941

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	17	Propane Gas	Full Baths	2
Attic	01	Fully Finished	Half Baths	1
Grade	37	B-	Addtn'l fixtures	3
Garage	12	Basement 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

