

Property at 00078 JUNIPER DRIVE

Prop ID 2930078

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Administrative Information

Owner name: BEATY SHANNON
 Second name:
 Address: 78 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930078 Neigh.: Zone: R40 Vol: 679 Page: 422

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	209,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Oct-2014
 Sale price: 324,900
 Sale valid:

Values

Mkt value :
 Cost value: 434,100

Summary

Total assessments	303,870
Total exemptions	
Net assessment	303,870

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3361
 Mkt/sale :
 Assmt/sale: .9353

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	.060	7,500	450		450	315
Residual	2,614						

.980 acres

Total land value

135,450

94,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
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	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	216
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	06	Ductless Split U	Rec Room Size	650
Interior Cond	05	Good	Living area	2,479
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1978				

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		672	200,240
Basement	Full				
Heating	Yes	A/C Yes			5,790
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	9,000
Attic	None			Saunas	
Additions				Attic size:	
Other Features	Mason Trim	WB Stks	RR		150,962
					26,699

Sub-Total					392,691
Grade	B-	Factor 1.1700			459,448
CDU		C&D Factor 1.00			459,448
Depreciation		35 %			298,641
		Computed cost value @ 70%			209,049

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	676	30,286
L Living Area	OVER Frame Overhang	56	5,129
P Porches, Patios, Decks	BPAT Brick/flagstone pati	360	8,209
L Living Area	FRFF Frame first floor	588	67,315
L Living Area	BSMT Basement addition	588	10,836
L Living Area	FATT Full finished attic	440	15,892
L Living Area	OVER Frame Overhang	23	2,106
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	252	6,675

Total additions 150,962

