

Property at 00081 JUNIPER DRIVE

Prop ID 2930081

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Administrative Information

Owner name: HANJAN SHASHI M AND
Second name: ANJANA
Address: 81 JUNIPER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2930081 Neigh.: Zone: R40 Vol: 340 Page: 278

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Jun-1987
Resident Land	.92	94,500				Sale price: 235,000
Resident Dwelling	1.00	218,920				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value :
						Cost value: 447,814
Summary			Utilities		Sales ratios	
Total assessments		313,470	Water	Connecticut	Cost/sale :	1.9056
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		313,470	Gas	None	Assmt/sale:	1.3339

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	.010	7,500	75		75	53
Residual	436						
		.930 acres	Total land value			135,075	94,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1975	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,300	217,570
Basement	Full			
Heating	Yes	A/C Yes		6,240
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas	8,500
Attic	None	Attic size:		
Additions				165,184
Other Features	WB Stks		Bsmt Gar	47,999
Sub-Total				445,493
Grade	C+	Factor 1.0800		481,132
CDU		C&D Factor 1.00		481,132
Depreciation		35 %		312,736
Computed cost value @ 70%				218,915

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	552	10,172
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	FRFF Frame first floor	528	60,446
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	52	4,762
P Porches, Patios, Decks	DECK Wood deck	602	15,947
L Living Area	AIR Air conditioning	552	1,678
L Living Area	AIR Air conditioning	528	1,605
L Living Area	AIR Air conditioning	88	268

Total additions 165,184

