

Property at 00093 JUNIPER DRIVE

Prop ID 2930093

Printed 10-May-2024 9:20 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRANKUM ARRON
Second name:
Address: 93 JUNIPER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2930093 Neigh.: Zone: R40 Vol: 675 Page: 529

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-2014
Resident Land	.92	105,000	DBC	Veteran	321,230	Sale price: 365,000
Resident Dwelling	1.00	215,910				Sale valid:

Values

Resident Excess	.06	320				Mkt value :
						Cost value: 458,900

Summary

Total assessments	321,230	Water	Connecticut	Cost/sale :	1.2573
Total exemptions	321,230	Sewer	Septic	Mkt/sale :	
Net assessment		Gas	None	Assmt/sale:	.8801

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site	40,075						
RES	12	.060	7,500	450		450	315
Residual	2,614						

.980 acres Total land value 150,450 105,315

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			2,061	317,720
Basement	Full					
Heating	Yes	A/C Yes				9,070
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						63,040
Other Features	WB Stks					6,750

Sub-Total						405,580
Grade	B-	Factor 1.1700				474,529
CDU		C&D Factor 1.00				474,529
Depreciation		35 %				308,444
		Computed cost value @ 70%				215,911

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	274	7,258
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
G Garages	FR Attached frame LE 65	504	22,378
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622

Total additions 63,040

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	37	B-	Whirlpools Living area 2,061
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	04	Average	
Exterior Cond	04	Average	Actual Year Built: 1972

