

Property at 00098 JUNIPER DRIVE

Prop ID 2930098

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Administrative Information

Owner name: BRENNAN NANCY A
Second name:
Address: 98 JUNIPER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2930098 Neigh.: Zone: R40 Vol: 260 Page: 75

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-May-1992	
Resident Land	.92 105,000			Sale price: 227,500	
Resident Dwelling	1.00 171,800			Sale valid:	
				Values	
Resident Excess	.02 110			Mkt value :	
				Cost value: 395,586	
Summary		Utilities		Sales ratios	
Total assessments	276,910	Water	Connecticut	Cost/sale :	1.7388
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	276,910	Gas	None	Assmt/sale:	1.2172

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	.020	7,500	150		150	105
Residual	871						
		.940 acres		Total land value		150,150	105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	830	231,090
Basement	Full			
Heating	Yes	A/C Yes		6,670
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				57,201
Other Features		WB Stks	RR	Bsmt Gar
				19,252
Sub-Total				322,713
Grade	B-	Factor 1.1700		377,574
CDU		C&D Factor 1.00		377,574
Depreciation		35 %		245,423
		Computed cost value @ 70%		171,796

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	BSMT Basement addition	322	5,934
L Living Area	OVER Frame Overhang	35	3,205
L Living Area	AIR Air conditioning	35	106
L Living Area	AIR Air conditioning	322	979
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	CPAT Concrete patio	224	1,909

Total additions 57,201

