

Property at 00107 JUNIPER DRIVE

Prop ID 2930107

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Administrative Information

Owner name: HUNTINGTON KEVIN M
Second name:
Address: 5 CLIMAX ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2930107 Neigh.: Zone: R40 Vol: 425 Page: 212

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	213,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Mar-2002
Sale price: 305,000
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.02	110			454,471

Summary

Total assessments	
318,130	
Total exemptions	
Net assessment	318,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4901
Mkt/sale :
Assmt/sale: 1.0430

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,150	293,590
Basement	Full			
Heating	Yes	A/C Yes		8,430
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				53,291
Other Features		WB Stks		6,750

Sub-Total		371,561
Grade B	Factor 1.2600	468,167
CDU	C&D Factor 1.00	468,167
Depreciation	35 %	304,309
	Computed cost value @ 70%	213,016

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	46	4,213
P Porches, Patios, Decks	DECK Wood deck	246	6,517
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	FRFF Frame first floor	120	13,738
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	552	24,250

Total additions 53,291

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	40	B	Whirlpools Living area 2,484
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	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1974

