

Property at 00112 JUNIPER DRIVE

Prop ID 2930112

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Administrative Information

Owner name: NIEZRECKI RICHARD AND
 Second name: CHITHRA
 Address: 112 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930112 Neigh.: Zone: R40 Vol: 358 Page: 0085

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	105,000				Sale date: 16-Oct-1998
Resident Dwelling	1.00	199,470				Sale price: 250,000
						Sale valid: Y
					Values	
Resident Excess	.07	370				Mkt value :
						Cost value: 435,486
Summary			Utilities		Sales ratios	
Total assessments		304,840	Water	Connecticut	Cost/sale :	1.7419
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		304,840	Gas	None	Assmt/sale:	1.2194

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	.070	7,500	525			525	368
Residual		3,049						
				.990 acres	Total land value		150,525	105,368

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					833	231,680
Heating	Yes	A/C	Yes				6,680
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None	Attic size:					
Additions							74,209
Other Features	Mason Trim	WB Stks	RR				26,865
Sub-Total							347,934
Grade	B	Factor	1.2600				438,397
CDU		C&D Factor	1.00				438,397
Depreciation		35 %					284,958
Computed cost value @ 70%							199,471

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
P Porches, Patios, Decks	DECK Wood deck	128	3,391
G Garages	FR Attached frame LE 65	600	26,123
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	34	103

Total additions 74,209

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	7
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	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

