

Property at 00117 JUNIPER DRIVE

Prop ID 2930117

Printed 06-Feb-2024 3:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHENG QUN & JINGJING
 Second name:
 Address: 117 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930117 Neigh.: Zone: R40 Vol: 734 Page: 654

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 11-Jun-2015	
Resident Land	.92 105,000			Sale price:	172,500
Resident Dwelling	1.00 229,730			Sale valid:	
				Values	
Resident Excess	.03 160			Mkt value :	
				Cost value:	478,414
Summary		Utilities		Sales ratios	
Total assessments	334,890	Water	Connecticut	Cost/sale :	2.7734
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	334,890	Gas	None	Assmt/sale:	1.9414

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	.030	7,500	225		225	158
Residual		1,307					
		.950 acres		Total land value		150,225	105,158

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,036	271,320
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					102,231
Other Features	WB Stks	RR			18,157
Sub-Total					400,708
Grade	B	Factor 1.2600			504,892
CDU		C&D Factor 1.00			504,892
Depreciation		35 %			328,180
Computed cost value @ 70%					229,726

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
P Porches, Patios, Decks	FOFF Frame open first flo	208	12,673
P Porches, Patios, Decks	DECK Wood deck	320	8,477
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 102,231

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
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	1
Air Condition	99	None	Rec Room Size	518
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	2,356
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1973	

Scale: 1" = 8.18 feet