

Property at 00123 JUNIPER DRIVE

Prop ID 2930123

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Administrative Information

Owner name: OCONNELL SUSAN R TTEE
 Second name:
 Address: 123 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930123 Neigh.: Zone: R40 Vol: 811 Page: 1071

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	190,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Jun-1997
 Sale price: 203,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 422,371

Summary

Total assessments	295,660
Total exemptions	
Net assessment	295,660

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0806
 Mkt/sale :
 Assmt/sale: 1.4565

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						

.920 acres Total land value 150,000 105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1971	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,622	259,950
Basement	Full			
Heating	Yes	A/C Yes		7,440
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				55,239
Other Features		WB Stks	RR	Bsmt Gar
				27,012
Sub-Total				358,141
Grade	B-	Factor 1.1700		419,025
CDU		C&D Factor 1.00		419,025
Depreciation		35 %		272,366
		Computed cost value @ 70%		190,656

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
P Porches, Patios, Decks	DECK Wood deck	408	10,808
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	AIR Air conditioning	308	936
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	AIR Air conditioning	70	213
L Living Area	BSMT Basement addition	70	1,290

Total additions 55,239

