

Property at 00142 JUNIPER DRIVE

Prop ID 2930142

Printed 06-Feb-2024 3:27 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: SEAY MATTHEW TODD AND  
Second name: SEAY DEBRA LEAH  
Address: 142 JUNPER DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
Lot: 2930142 Neigh.: Zone: R40 Vol: 698 Page: 087

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 224,570 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 16-Jun-2016  
Sale price: 412,000  
Sale valid:

## Values

| Resident Excess |     |  | Mkt value : | Cost value: |
|-----------------|-----|--|-------------|-------------|
| .13             | 680 |  |             | 471,786     |

## Summary

| Total assessments | 330,250 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 330,250 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : 1.1451  
Mkt/sale :  
Assmt/sale: .8016

## 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  | .130       | 7,500   | 975     |      |      | 975     | 683       |
| Residual     |     | 5,663      |         |         |      |      |         |           |

1.050 acres

Total land value

150,975

105,683

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt     | Area<br>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      |         |                    |               | 61,817  |
| Other Features | WB Stks | RR                 |               | 18,377  |

| Sub-Total    | 391,714                   |         |
|--------------|---------------------------|---------|
| Grade B      | Factor 1.2600             | 493,560 |
| CDU          | C&D Factor 1.00           | 493,560 |
| Depreciation | 35 %                      | 320,814 |
|              | Computed cost value @ 70% | 224,570 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 46   | 4,213  |
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| L Living Area            | FRFF Frame first floor    | 168  | 19,233 |
| L Living Area            | BSMT Basement addition    | 168  | 3,096  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 48   | 2,924  |
| L Living Area            | FRFF Frame first floor    | 16   | 1,832  |
| P Porches, Patios, Decks | DECK Wood deck            | 272  | 7,205  |

Total additions 61,817

## 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         | 01   | Hardwood         | 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 528 |
| Grade          | 40   | B                | Whirlpools Living area 2,530         |
| 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  | 02   | Rec Room w/o air | W/B openings 1                       |
| Air Condition  | 01   | Central Air      |                                      |
| Interior Cond  | 05   | Good             |                                      |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1974              |

