

Property at 00152 JUNIPER DRIVE

Prop ID 2930152

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Administrative Information

Owner name: NAGEL MIRIAM C TR &
Second name: ALLAIRE STEPHEN O TR
Address: 152 JUNIPER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2930152 Neigh.: Zone: R40 Vol: 520 Page: 821

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	19-Oct-1972
Resident Land	.92 105,000	AAA Veteran	1,000	Sale price:	58,500
Resident Dwelling	1.00 218,160	CAB Add Vet	500	Sale valid:	
		DAC Veteran	10,000	Values	
Resident Excess	.09 470			Mkt value :	
				Cost value:	462,329
Summary		Utilities		Sales ratios	
Total assessments	323,630	Water Connecticut		Cost/sale :	7.9031
Total exemptions	11,500	Sewer Septic		Mkt/sale :	
Net assessment	312,130	Gas None		Assmt/sale:	5.5321

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	.090	7,500	675		675	473
Residual	3,920						
1.010 acres		Total land value		150,675		105,473	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
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	1
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	11	Basement 1 car	Masonry trim sf	376
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	2,536
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
		Actual Year Built: 1972		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,128	289,290
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					85,138
Other Features	Mason Trim WB Stks		Bsmt Gar		25,869
Sub-Total					409,797
Grade	B-	Factor 1.1700			479,462
CDU		C&D Factor 1.00			479,462
Depreciation		35 %			311,650
		Computed cost value @ 70%			218,155

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	94	8,609
P Porches, Patios, Decks	FOFF Frame open first flo	282	17,181
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	DECK Wood deck	452	11,973
P Porches, Patios, Decks	DECK Wood deck	120	3,179
Total additions			85,138

