

Property at 00158 JUNIPER DRIVE

Prop ID 2930158

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Administrative Information

Owner name: ROMANO MICHAEL
 Second name:
 Address: 158 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930158 Neigh.: Zone: R40 Vol: 676 Page: 126

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jul-2014
Resident Land	.92	105,000				Sale price: 427,000
Resident Dwelling	1.00	247,080				Sale valid:
Resident Outbldg	1.00	2,660				Values
						Mkt value :
Resident Excess	.04	210				Cost value: 507,071
Summary			Utilities		Sales ratios	
Total assessments		354,950	Water	Connecticut	Cost/sale :	1.1875
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		354,950	Gas	None	Assmt/sale:	.8313

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	.040	7,500	300			300	210
Residual		1,742						
		.960 acres		Total land value			150,300	105,210

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1973	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	912	247,110	
Basement	Full				
Heating	Yes	A/C Yes		7,120	
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					140,957
Other Features		WB Stks	RR		21,787
Sub-Total					430,974
Grade	B	Factor 1.2600			543,027
CDU		C&D Factor 1.00			543,027
Depreciation		35 %			352,968
Computed cost value @ 70%					247,078

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	38	3,480
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	192	21,980
P Porches, Patios, Decks	DECK Wood deck	536	14,199
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	192	584
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	76	231
Total additions			140,957

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	16	256	30.00	2004	C	7,680	50	3,800
Utility Shed									
Value at 70%		2,660	Value at 100%		3,800				

