

Property at 00163 JUNIPER DRIVE

Prop ID 2930163

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Administrative Information

Owner name: BLOOM ANDREW J & LINDA
 Second name:
 Address: 163 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930163 Neigh.: Zone: R40 Vol: 547 Page: 448

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	240,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Aug-2006
 Sale price: 468,500
 Sale valid: Y

Values

Resident Excess		Value
.03	160	

Summary

Total assessments	345,580
Total exemptions	
Net assessment	345,580

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale	1.0538
Mkt/sale	
Assmt/sale	.7376

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	1 1/2 story w/bsmt	Area	260,420
Basement	Full		1,176	
Heating	Yes	A/C Yes		7,470
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				160,853
Other Features	Mason Trim WB Stks	RR		13,881
Sub-Total				451,624
Grade	B-	Factor 1.1700		528,400
CDU		C&D Factor 1.00		528,400
Depreciation		35 %		343,460
Computed cost value @ 70%				240,422

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	126	14,425
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	546	24,016
L Living Area	UATT Unfinished attic	546	9,558
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	BSMT Basement addition	238	4,386
L Living Area	UATT Unfinished attic	238	4,166
Total additions			160,853

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
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	22	Attached 2 car	
Area Over Gar.	04	Loft	
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: 1974

