

Property at 00170 JUNIPER DRIVE

Prop ID 2930170

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Administrative Information

Owner name: CIRIKOVIC ORHAN & NEVZETA
 Second name:
 Address: 170 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2930170 Neigh.: Zone: R40 Vol: 727 Page: 1121

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	177,830
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Apr-2019
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 405,771

Summary

Total assessments	284,040
Total exemptions	
Net assessment	284,040

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.070	7,500	525			525	368
Residual		3,049						

.990 acres Total land value 150,525 105,368

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised Ranch	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	05	Living Area W/ A	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1974

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	231,260
Basement	Full		1,404	
Heating	Yes	A/C Yes		6,630
Plumbing	3 F/B	H/B Add'l fix. Wh/p	Saunas	10,000
Attic	None	Attic size:		
Additions				42,708
Other Features		WB Stks		43,445

Sub-Total		334,043
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	390,830
Depreciation	35 %	254,040
	Computed cost value @ 70%	177,828

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	54	4,946
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P Porches, Patios, Decks	DECK Wood deck	288	7,629
G Garages	FR Attached frame LE 65	576	25,187

Total additions 42,708

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									

Value at 70% 840

Value at 100% 1,200

