

Property at 00024 MANITOOK MOUNTAIN RD

Prop ID 3090024

Printed 06-Feb-2024 5:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZOGHBI BARBARA S
 Second name:
 Address: P O BOX 1111
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3090024 Neigh.: Zone: R40 Vol: 302 Page: 207

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Dec-1994
Resident Land	.92	115,500				Sale price: 42,000
Resident Dwelling	1.00	340,580				Sale valid:
					Values	
Resident Excess	.82	4,310				Mkt value :
						Cost value: 657,700
Summary			Utilities		Sales ratios	
Total assessments		460,390	Water	Connecticut	Cost/sale :	15.6595
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		460,390	Gas	None	Assmt/sale:	10.9617

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		165,000	115,500
Primary Site		40,075					
RES	12	.820	7,500	6,150		6,150	4,305
Residual		35,719					
		1.740 acres		Total land value		171,150	119,805

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,490	359,990
Basement	Full				
Heating	Yes	A/C Yes			10,300
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					158,098
Other Features		WB Stks			6,750
Sub-Total					551,638
Grade	B	Factor 1.2600			695,064
CDU		C&D Factor 1.00			695,064
Depreciation		30 %			486,545
		Computed cost value @ 70%			340,582

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	792	53,051
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRUF Frame upper full	48	4,019
L Living Area	BSMT Basement addition	447	8,237
L Living Area	FRFF Frame first floor	447	51,173
L Living Area	AIR Air conditioning	48	146
L Living Area	AIR Air conditioning	447	1,359

Total additions 158,098

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,267
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1996				

