

Property at 00013 MEADOWBROOK LANE

Prop ID 3130013

Printed 06-Feb-2024 5:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ANTONIO CANDICE
 Second name:
 Address: 13 MEADOWBROOK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3130013 Neigh.: Zone: R40 Vol: 723 Page: 312

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Sep-2018
Resident Land	.92	94,500				Sale price: 289,900
Resident Dwelling	1.00	134,930				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.05	260				Mkt value :
						Cost value: 329,929
Summary			Utilities		Sales ratios	
Total assessments		230,950	Water	Connecticut	Cost/sale :	1.1381
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		230,950	Gas	None	Assmt/sale:	.7967

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.050	7,500	375			375	263
Residual		2,178						
		.970 acres	Total land value				135,375	94,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	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	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	672	200,240
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					55,287
Other Features		WB Stks	RR		15,558
Sub-Total					274,585
Grade	C+	Factor 1.0800			296,552
CDU		C&D Factor 1.00			296,552
Depreciation		35 %			192,759
		Computed cost value @ 70%			134,931

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	CPAT Concrete patio	143	1,219
G Garages	FR Attached frame LE 65	400	18,320
Total additions			55,287

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

