

Property at 00014 MEADOWBROOK LANE

Prop ID 3130014

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

Administrative Information

Owner name: VUGDALIC KENAN & ALYSSA
 Second name:
 Address: 14 MEADOWBROOK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3130014 Neigh.: Zone: R40 Vol: 772 Page: 650

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	173,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-2015
 Sale price: 270,000
 Sale valid:

Values

Mkt value :
 Cost value: 384,771

Summary

Total assessments	269,340
Total exemptions	
Net assessment	269,340

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4251
 Mkt/sale :
 Assmt/sale: .9976

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	.220	7,500	1,650			1,650	1,155
Residual		9,583						

1.140 acres

Total land value

136,650

95,655

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	256,000
Basement	Full		1,592	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	Saunas 8,500
Attic	None	Attic size:		
Additions				64,436
Other Features	WB Stks	RR		24,511

Sub-Total		353,447
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		173,684

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	330	7,525
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FEFF Frame enclosed first	256	24,413
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311

Total additions 64,436

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths 1
Grade	33	C+	Addtn'l fixtures
Garage	22	Attached 2 car	Whirlpools
Area Over Gar.	99	None	Saunas
Basement	01	Full	M/F stacks
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks 2
Air Condition	99	None	W/B openings 2
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1966

