

Property at 00105 MONTEVIDEO ROAD

Prop ID 3180105

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Administrative Information

Owner name: KADIS MICHELE A TRUSTEE
 Second name:
 Address: 105 MONTEVIDEO ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 04 104
 Lot: 3180105 Neigh.: Zone: RU2A Vol: 818 Page: 413

Assessments			Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:	16-May-2017
Resident Land	2.00	262,500				Sale price:	457,000
Resident Dwelling	1.00	145,420				Sale valid:	
					Values		
Resident Excess	.30	790				Mkt value :	
					Cost value:		
					583,871		
Summary			Utilities		Sales ratios		
Total assessments		408,710	Water	Well	Cost/sale :	1.2776	
Total exemptions			Sewer	Septic	Mkt/sale :		
Net assessment		408,710	Gas	None	Assmt/sale:	.8943	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	500,000	500,000		.25	375,000	262,500
Primary Site		87,120						
RES	12	.300	7,500	2,250		.50	1,125	788
Residual		13,068						
2.300 acres				Total land value			376,125	263,288

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,188
Basement	Full		202,830
Heating	Yes	A/C Yes	5,830
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p Saunas
Attic	Fully finished w/WH	Attic size: 500	10,500
Additions			21,771
Other Features	WB Stks		99,559
			9,250
Sub-Total			349,740
Grade	C+	Factor 1.0800	377,719
CDU		C&D Factor 1.00	377,719
Depreciation		45 %	207,745
Computed cost value @ 70%			145,422

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	BSMT Basement addition	136	2,506
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
G Garages	FR Attached frame LE 65	575	25,148
G Garages	FSF Full-story fin o/gar	300	20,095
Total additions			99,559

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
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	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Half Baths	
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	03	Fair	Living area	2,332
Exterior Cond	03	Fair	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1957				

