

Property at 00018 MORAVIA ROAD

Prop ID 3190018

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## Administrative Information

Owner name: BERGMAN EDYTH M TRUSTEE  
 Second name:  
 Address: 18 MORAVIA ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 001 Clerk map:  
 Lot: 3190018 Neigh.: Zone: R40 Vol: 794 Page: 101

| Assessments       |      | Exemptions |                    | Last sale    |                        |
|-------------------|------|------------|--------------------|--------------|------------------------|
| Assmt category    | Qty  | Amount     | Exempt Cat         | Amount       | Sale date: 22-Sep-1970 |
| Resident Land     | .92  | 94,500     | AFA Veteran        | 3,500        | Sale price:            |
| Resident Dwelling | 1.00 | 160,460    | CFB Add Vet        | 1,750        | Sale valid:            |
| Resident Outbldg  | 1.00 | 1,330      | DAC Veteran        | 10,000       | Values                 |
| Resident Excess   | .10  | 530        |                    |              | Mkt value :            |
|                   |      |            |                    |              | Cost value: 366,886    |
| Summary           |      | Utilities  |                    | Sales ratios |                        |
| Total assessments |      | 256,820    | Water Well         | Cost/sale :  |                        |
| Total exemptions  |      | 15,250     | Sewer Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 241,570    | Gas None           | Assmt/sale:  |                        |

## 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     | .100             | 7,500   | 750     |           | 750     | 525       |
| Residual     | 4,356  |                  |         |         |           |         |           |
| 1.020 acres  |        | Total land value |         | 135,750 |           | 95,025  |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 02   | Wood Shingles    |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 2 |
| Attic          | 99   | None             | Addtn'l fixtures        | 1 |
| 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  | 01   | Unfinished       | W/B openings            | 1 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1951 |   |

## Building Valuation Summary

|                |       |                           |              |       |         |
|----------------|-------|---------------------------|--------------|-------|---------|
| Dwelling       | Frame | 1 story w/bsmt            | Area         | 1,341 | 222,970 |
| Basement       | Full  |                           |              |       |         |
| Heating        | Yes   | A/C Yes                   |              |       | 6,390   |
| Plumbing       | 2 F/B | 2 H/B                     | 1 Add'l fix. | Wh/p  | Saunas  |
| Attic          | None  |                           | Attic size:  |       | 12,500  |
| Additions      |       |                           |              |       | 77,925  |
| Other Features |       | WB Stks                   |              |       | 6,750   |
| Sub-Total      |       |                           |              |       | 326,535 |
| Grade          | C+    | Factor 1.0800             |              |       | 352,658 |
| CDU            |       | C&D Factor 1.00           |              |       | 352,658 |
| Depreciation   |       | 35 %                      |              |       | 229,228 |
|                |       | Computed cost value @ 70% |              |       | 160,460 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | FRFF Frame first floor    | 21   | 2,404  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 109  | 6,641  |
| L Living Area            | FRFF Frame first floor    | 168  | 19,233 |
| L Living Area            | FRFF Frame first floor    | 98   | 11,219 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 384  | 8,757  |
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| P Porches, Patios, Decks | UTIL Utility building     | 192  | 5,484  |
| L Living Area            | AIR Air conditioning      | 21   | 64     |
| L Living Area            | AIR Air conditioning      | 98   | 298    |
| L Living Area            | AIR Air conditioning      | 168  | 511    |
| Total additions          |                           |      | 77,925 |

## Outbuilding Information

| Description  | Wid   | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-------|-----|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 8     | 16  | 128  | 30.00 |      | C   | 3,840         | 50   | 1,900 |
| Utility Shed |       |     |      |       |      |     |               |      |       |
| Value at 70% | 1,330 |     |      |       |      |     | Value at 100% |      | 1,900 |

