

Property at 00034 MORAVIA ROAD

Prop ID 3190034

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Administrative Information

Owner name: HESTER DAVID P & LAURIE A
 Second name:
 Address: 34 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 3190034 Neigh.: Zone: R40 Vol: 594 Page: 515

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Aug-2009
Resident Land	.92	94,500				Sale price: 329,900
Resident Dwelling	1.00	137,590				Sale valid:
Resident Outbldg	1.00	700				Values
Resident Excess	.06	320				Mkt value :
						Cost value: 333,014
Summary			Utilities		Sales ratios	
Total assessments	233,110		Water	Well	Cost/sale :	1.0094
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	233,110		Gas	None	Assmt/sale:	.7066

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	.060	7,500	450			450	315
Residual	2,614							
		.980 acres		Total land value			135,450	94,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
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	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1947	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	816
Basement	Full		228,360
Heating	Yes	A/C No	
Plumbing	1 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p
Additions			Saunas
Other Features			3,500
			41,391
			6,750
Sub-Total			280,001
Grade	C+	Factor 1.0800	302,401
CDU		C&D Factor 1.00	302,401
Depreciation		35 %	196,561
		Computed cost value @ 70%	137,593

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
L Living Area	FRFF Frame first floor	110	12,593
L Living Area	BSMT Basement addition	110	2,027
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
G Garages	FR Attached frame LE 65	440	19,880
Total additions			41,391

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%			700				Value at 100%		1,000

