

Property at 00062 MORAVIA ROAD

Prop ID 3190062

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Administrative Information

Owner name: GAGNE ROGER R & MELISSA S
 Second name:
 Address: 62 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 3190062 Neigh.: Zone: R40 Vol: 491 Page: 129

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	266,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Dec-1996
 Sale price: 162,000
 Sale valid: Y

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.12	630		515,914

Summary

Category	Value
Total assessments	361,140
Total exemptions	
Net assessment	361,140

Utilities

Utility	Well
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.1847
 Mkt/sale :
 Assmt/sale: 2.2293

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	.120	7,500	900			900	630
Residual	5,227							

1.040 acres

Total land value

135,900

95,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	Rec Room Size 900
Grade	33	C+	Whirlpools	1 Living area 3,288
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	04	Loft	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	819	228,950
Basement	Full				
Heating	Yes	A/C Yes			6,600
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas 11,000
Attic	None		Attic size:		
Additions					262,481
Other Features		WB Stks M Stks RR			32,305
Sub-Total					541,336
Grade	C+	Factor 1.0800			584,643
CDU		C&D Factor 1.00			584,643
Depreciation		35 %			380,018
		Computed cost value @ 70%			266,013

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	294	17,912
P Porches, Patios, Decks	FEFF Frame enclosed first	110	10,490
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	UATT Unfinished attic	160	2,801
L Living Area	FRFF Frame first floor	930	106,467
L Living Area	FRUF Frame upper full	720	60,286
L Living Area	BSMT Basement addition	930	17,138
P Porches, Patios, Decks	DECK Wood deck	578	15,311
L Living Area	AIR Air conditioning	720	2,189
L Living Area	AIR Air conditioning	930	2,827

Total additions 262,481

