

Property at 00071 MORAVIA ROAD

Prop ID 3190071

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## Administrative Information

Owner name: BALICH GARY M &  
 Second name: JUDY M  
 Address: 71 MORAVIA ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 007 Clerk map:  
 Lot: 3190071 Neigh.: Zone: R40 Vol: 226 Page: 912

| Assessments       |      | Exemptions |                    | Last sale          |                        |
|-------------------|------|------------|--------------------|--------------------|------------------------|
| Assmt category    | Qty  | Amount     | Exempt Cat         | Amount             | Sale date: 27-Sep-1989 |
| Resident Land     | .92  | 94,500     | AAA Veteran        | 1,000              | Sale price: 175,000    |
| Resident Dwelling | 1.00 | 105,370    | CAB Add Vet        | 500                | Sale valid:            |
| Resident Outbldg  | 2.00 | 1,610      | DAC Veteran        | 10,000             |                        |
| Resident Excess   |      | .08        | 420                | Values             |                        |
| Total assessments |      | 201,900    | Utilities          |                    | Sales ratios           |
| Total exemptions  |      | 11,500     | Water Well         | Cost/sale : 1.6482 |                        |
| Net assessment    |      | 190,400    | Sewer Public sewer | Mkt/sale :         |                        |
|                   |      |            | Gas None           | Assmt/sale: 1.1537 |                        |

## 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  | .080       | 7,500   | 600              |           | 600     | 420       |
| Residual     |     | 3,485      |         |                  |           |         |           |
| 1.000 acres  |     |            |         | Total land value |           | 135,600 | 94,920    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 02   | Cape             |                         |       |
| Exterior Walls | 03   | Aluminum Siding  |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6     |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3     |
| Floors         | 01   | Hardwood         | Family Rooms            | 8     |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 1     |
| Fuel           | 01   | Oil              | Half Baths              | 1     |
| Attic          | 04   | Fully finished w | Addtn'l fixtures        |       |
| Grade          | 30   | C                | Whirlpools              | 1,152 |
| 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: 1949 |       |

## Building Valuation Summary

|                           |                                     | Area          |         |
|---------------------------|-------------------------------------|---------------|---------|
| Dwelling                  | Frame 1 story w/bsmt                | 768           | 147,560 |
| Basement                  | Full                                |               |         |
| Heating                   | Yes A/C Yes                         |               | 4,270   |
| Plumbing                  | 1 F/B 1 H/B Add'l fix. Wh/p Saunas  |               | 3,500   |
| Attic                     | Fully finished w/WH Attic size: 600 |               | 24,246  |
| Additions                 |                                     |               | 45,258  |
| Other Features            | WB Stks                             |               | 6,750   |
| Sub-Total                 |                                     |               | 231,584 |
| Grade                     | C                                   | Factor 1.0000 | 231,584 |
| CDU                       | C&D Factor 1.00                     |               | 231,584 |
| Depreciation              | 35 %                                |               | 150,530 |
| Computed cost value @ 70% |                                     |               | 105,371 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 310  | 8,212  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 144  | 13,732 |
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| Total additions          |                           |      | 45,258 |

## Outbuilding Information

| Description  | Wid | Len   | Area          | Rate  | Year  | Cnd | RCN   | Depr | Value |
|--------------|-----|-------|---------------|-------|-------|-----|-------|------|-------|
| RS1 Frame    | 8   | 12    | 96            | 30.00 |       | C   | 2,880 | 50   | 1,400 |
| Utility Shed |     |       |               |       |       |     |       |      |       |
| RS2 Metal    | 8   | 10    | 80            | 30.00 |       | D   | 1,872 | 50   | 900   |
| Utility Shed |     |       |               |       |       |     |       |      |       |
| Value at 70% |     | 1,610 | Value at 100% |       | 2,300 |     |       |      |       |

