

Property at 00088 MORAVIA ROAD

Prop ID 3190088

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Administrative Information

Owner name: GREER SUSAN M AND
 Second name: WELCH MOLLY A
 Address: 88 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 3190088 Neigh.: Zone: R40 Vol: 286 Page: 1017

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jun-1982
Resident Land	.92	94,500				Sale price: 107,200
Resident Dwelling	1.00	146,050				Sale valid:
Resident Outbldg	1.00	210				Values
Resident Excess	.16	840				Mkt value :
						Cost value: 345,143
Summary			Utilities		Sales ratios	
Total assessments		241,600	Water	Well	Cost/sale :	3.2196
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		241,600	Gas	None	Assmt/sale:	2.2537

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	.160	7,500	1,200			1,200	840
Residual		6,970						
1.080 acres			Total land value				136,200	95,340

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	6
Interior Walls	02	Drywall	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	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				768	218,990
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							55,949
Other Features		WB Stks	RR				18,763
Sub-Total							297,202
Grade	C+		Factor 1.0800				320,978
CDU			C&D Factor 1.00				320,978
Depreciation			35 %				208,636
Computed cost value @ 70%							146,045

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	48	5,495
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
G Garages	FR Attached frame LE 65	462	20,739
Total additions			55,949

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	4	5	20	30.00		C	600	50	300
Utility Shed									
Value at 70%			210	Value at 100%			300		

