

Property at 00002 MOUNTAIN ESTATES DR

Prop ID 3220002

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Administrative Information

Owner name: DOMBROFF ROBERT M AND
 Second name: ELAINE S
 Address: 2 MOUNTAIN ESTATES DR
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 3220002 Neigh.: Zone: RU2A Vol: 122 Page: 0452

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jan-1981
Resident Land	2.00	122,500				Sale price:
Resident Dwelling	1.00	439,520				Sale valid:
Resident Outbldg	1.00	30,940				Values
						Mkt value :
Resident Excess	2.96	15,540				Cost value: 869,286
Summary			Utilities		Sales ratios	
Total assessments		608,500	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		608,500	Gas	None		Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	2.960	7,500	22,200			22,200	15,540
Residual		128,938						
		4.960 acres		Total land value			197,200	138,040

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	3
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,005	265,270
Basement	Full				
Heating	Yes	A/C Yes			7,630
Plumbing	3 F/B	2 H/B	1 Add'l fix.	Wh/p	17,500
Attic	None		Attic size:		
Additions					281,980
Other Features		M Stks			9,000
Sub-Total					581,380
Grade	B+	Factor 1.3500			784,863
CDU		C&D Factor 1.00			784,863
Depreciation		20 %			627,890
Computed cost value @ 70%					439,523

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	984	44,085
G Garages	FSF Full-story fin o/gar	775	51,913
L Living Area	AIR Air conditioning	775	2,356
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	FRUF Frame upper full	378	31,650
L Living Area	AIR Air conditioning	756	2,298
L Living Area	FRFF Frame first floor	672	76,931
L Living Area	AIR Air conditioning	672	2,043
P Porches, Patios, Decks	DECK Wood deck	621	16,450
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	OVER Frame Overhang	37	3,389
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	OVER Frame Overhang	13	1,191
Total additions			281,980

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5		C	88,440	50	44,200
Value at 70%		30,940	Value at 100%		44,200				

