

Property at 00005 PARKVIEW DRIVE

Prop ID 3510005

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Administrative Information

Owner name: HAJJAR JIHAD & LYNN A
 Second name:
 Address: 5 PARKVIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 3510005 Neigh.: Zone: R30 Vol: 758 Page: 356

Assessments

Assmt category	Qty	Amount
Resident Land	.90	94,500
Resident Dwelling	1.00	153,070
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Apr-2021
 Sale price: 380,000
 Sale valid:

Values

Mkt value :
 Cost value: 355,771

Summary

Total assessments	249,040
Total exemptions	
Net assessment	249,040

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9362
 Mkt/sale :
 Assmt/sale: .6554

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.900	135,000	135,000			135,000	94,500
Primary Site		39,204						

.900 acres	Total land value	135,000	94,500
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Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	216,520
Basement	Full		1,292	
Heating	Yes	A/C Yes		6,210
Plumbing	2 F/B	H/B 1 Add'l fix. 1 Wh/p	Saunas	8,000
Attic	None	Attic size:		
Additions				92,326
Other Features	WB Stks	RR		13,356

Sub-Total		336,412
Grade C	Factor 1.0000	336,412
CDU	C&D Factor 1.00	336,412
Depreciation	35 %	218,668
	Computed cost value @ 70%	153,068

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	136	15,569
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
G Garages	FR Attached frame LE 65	440	19,880
L Living Area	FRFF Frame first floor	343	39,267
P Porches, Patios, Decks	DECK Wood deck	186	4,927
P Porches, Patios, Decks	DECK Wood deck	387	10,252
L Living Area	AIR Air conditioning	343	1,043
L Living Area	AIR Air conditioning	136	413

Total additions	92,326
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									

Value at 70%	1,470
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Value at 100%	2,100
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size 300
Grade	30	C	Whirlpools 1 Living area 1,771
Garage	22	Attached 2 car	Saunas # Living Units
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 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1959

