

Property at 00105 PARKVIEW DRIVE

Prop ID 3510105

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Administrative Information

Owner name: HUDAK GREGORY J AND
Second name: KATHLEEN R
Address: 105 PARKVIEW DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 3510105 Neigh.: Zone: R40 Vol: 286 Page: 193

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	180,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Nov-1993
Sale price: 202,000
Sale valid:

Values

Resident Excess	.03	160	Mkt value :	
			Cost value:	393,443

Summary

Total assessments	275,410
Total exemptions	
Net assessment	275,410

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.9477
Mkt/sale :
Assmt/sale: 1.3634

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

135,225

94,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1970	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,072	278,350
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks	Bsmt Gar	40,936
				11,750

Sub-Total			339,536
Grade	B-	Factor 1.1700	397,257
CDU		C&D Factor 1.00	397,257
Depreciation		35 %	258,217
		Computed cost value @ 70%	180,752

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	FRFF Frame first floor	184	21,065
L Living Area	BSMT Basement addition	184	3,391
L Living Area	OVER Frame Overhang	30	2,748

Total additions 40,936

