

Property at 00138 PARKVIEW DRIVE

Prop ID 3510138

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Administrative Information

Owner name: LOCKHART JOHN AND
 Second name: VUKALOVIC SARAH
 Address: 138 PARKVIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3510138 Neigh.: Zone: R40 Vol: 689 Page: 16

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Aug-2015
Resident Land	.92	94,500				Sale price: 255,000
Resident Dwelling	1.00	162,680				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value:	367,471
Summary			Utilities		Sales ratios	
Total assessments		257,230	Water	Connecticut	Cost/sale :	1.4411
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		257,230	Gas	None	Assmt/sale:	1.0087

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000	VI		135,000	94,500
Primary Site		40,075		View				
RES	12	.010	7,500	75			75	53
Residual		436						
				.930 acres	Total land value		135,075	94,553

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					704	206,490
Heating	Yes	A/C	No				
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None	Attic size:					
Additions							99,352
Other Features	WB Stks		RR	Bsmt	Gar		16,705
Sub-Total							331,047
Grade	C+	Factor 1.0800					357,531
CDU	C&D Factor 1.00						357,531
Depreciation	35 %						232,395
			Computed cost value @ 70%			162,677	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	324	37,092
P Porches, Patios, Decks	UTIL Utility building	324	9,254
P Porches, Patios, Decks	FOFF Frame open first flo	256	15,597
L Living Area	AIR Air conditioning	324	985

Total additions 99,352

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	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	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

