

Property at 00021 RED MOUNTAIN LANE

Prop ID 3670021

Printed 07-Feb-2024 12:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GURALNICK KEVIN & STEPHANIE
Second name:
Address: 21 RED MOUNTAIN LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 3670021 Neigh.: Zone: R40 Vol: 726 Page: 1175

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	206,060
Resident Excess	.62	3,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Mar-2019
Sale price: 245,000
Sale valid:

Values

Mkt value :
Cost value: 434,029

Summary

Total assessments	303,820
Total exemptions	
Net assessment	303,820

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7715
Mkt/sale :
Assmt/sale: 1.2401

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	.620	7,500	4,650			4,650	3,255
Residual		27,007						

1.540 acres

Total land value

139,650

97,755

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,186	300,620
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas 9,500
Attic	None	Attic size:		
Additions				65,203
Other Features	WB Stks		Bsmt Gar	11,750

Sub-Total			387,073
Grade	B-	Factor 1.1700	452,875
CDU		C&D Factor 1.00	452,875
Depreciation		35 %	294,369
		Computed cost value @ 70%	206,058

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	132	3,497
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	BSMT Basement addition	312	5,750
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	100	11,448
P Porches, Patios, Decks	CPAT Concrete patio	230	1,960

Total additions 65,203

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 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	05	Electric B/B	Full Baths 2 Masonry trim sf
Fuel	03	Electric	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	37	B-	Whirlpools Living area 2,816
Garage	12	Basement 2 car	Saunas # Living Units
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: 1969

