

Property at 00003 SAINT ANDREWS DRIVE

Prop ID 3810003

Printed 07-Feb-2024 12:53 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: PATSCH MARKUS & LINDSAY  
 Second name:  
 Address: 3 SAINT ANDREWS DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
 Lot: 3810003 Neigh.: AR Zone: R40 Vol: 701 Page: 261

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 369,190 |
| Resident Outbldg  | 1.00 | 30,940  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 29-Aug-2016  
 Sale price: 465,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 746,614

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 522,630 |
| Total exemptions  |         |
| Net assessment    | 522,630 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.6056  
 Mkt/sale :  
 Assmt/sale: 1.1239

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 175,000 | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |

.920 acres Total land value 175,000 122,500

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |  |
|----------------|------|------------------|-------------------------|--|
| Style          | 02   | Cape             |                         |  |
| Exterior Walls | 01   | Clapboards       |                         |  |
| Roof Material  | 01   | Asphalt Shingles |                         |  |
| Roof Type      | 01   | Gable            |                         |  |
| Foundation     | 01   | Poured Concrete  |                         |  |
| Interior Walls | 02   | Drywall          |                         |  |
| Floors         | 01   | Hardwood         |                         |  |
| Heating System | 02   | Forced Hot Air   |                         |  |
| Fuel           | 01   | Oil              |                         |  |
| Attic          | 99   | None             |                         |  |
| Grade          | 43   | B+               |                         |  |
| Garage         | 23   | Attached 3 car   |                         |  |
| Area Over Gar. | 99   | None             |                         |  |
| Basement       | 01   | Full             |                         |  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  |                         |  |
| Air Condition  | 01   | Central Air      |                         |  |
| Interior Cond  | 05   | Good             |                         |  |
| Exterior Cond  | 05   | Good             |                         |  |
|                |      |                  | Actual Year Built: 1984 |  |

## Building Valuation Summary

|                           |         |                    |        |        |         |
|---------------------------|---------|--------------------|--------|--------|---------|
| Dwelling                  | Frame   | 1 1/2 story w/bsmt | Area   | 2,256  | 444,340 |
| Basement                  | Full    |                    |        |        |         |
| Heating                   | Yes     | A/C Yes            |        |        | 12,660  |
| Plumbing                  | 3 F/B   | 1 H/B 3 Add'l fix. | 1 Wh/p | Saunas | 17,500  |
| Attic                     | None    | Attic size:        |        |        |         |
| Additions                 |         |                    |        |        | 99,889  |
| Other Features            | WB Stks | RR                 |        |        | 26,657  |
| Sub-Total                 |         |                    |        |        | 601,046 |
| Grade                     | B+      | Factor 1.3500      |        |        | 811,412 |
| CDU                       |         | C&D Factor 1.00    |        |        | 811,412 |
| Depreciation              |         | 35 %               |        |        | 527,418 |
| Computed cost value @ 70% |         |                    |        |        | 369,193 |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 420   | 9,578  |
| L Living Area            | FRFF Frame first floor    | 80    | 9,158  |
| L Living Area            | AIR Air conditioning      | 80    | 243    |
| G Garages                | FRL Attached frame GT 65  | 1,008 | 45,160 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 196   | 18,691 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 280   | 17,059 |

Total additions 99,889

## Outbuilding Information

| Description           | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value  |
|-----------------------|-----|-----|------|-------|------|-----|--------|------|--------|
| RP5 Pool w/<br>Gunite | 20  | 40  | 800  | 110.5 | 2021 | C   | 88,440 | 50   | 44,200 |
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