

Property at 00019 SAINT ANDREWS DRIVE

Prop ID 3810019

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Administrative Information

Owner name: SMITH-SLATAS CANDRA L
 Second name:
 Address: 19 SAINT ANDREWS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3810019 Neigh.: AR Zone: R40 Vol: 719 Page: 900

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Aug-2002
Resident Land	.92	122,500				Sale price: 462,000
Resident Dwelling	1.00	262,110				Sale valid:
					Values	
Resident Excess	.23	1,210				Mkt value :
					Cost value: 551,171	
Summary			Utilities		Sales ratios	
Total assessments		385,820	Water	Connecticut	Cost/sale :	1.1930
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		385,820	Gas	None	Assmt/sale:	.8351

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						
RES	12	.230	7,500	1,725			1,725	1,208
Residual		10,019						
1.150 acres				Total land value			176,725	123,708

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	03	Fair	Whirlpools	1
Exterior Cond	03	Fair	Living area	3,318
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,268	316,630
Basement	Full				
Heating	Yes	A/C Yes			9,080
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	11,500
Attic	None	Attic size:			
Additions					145,312
Other Features		WB Stks	RR		21,787
Sub-Total					504,309
Grade	B+	Factor 1.3500			680,817
CDU		C&D Factor 1.00			680,817
Depreciation		45 %			374,449
Computed cost value @ 70%					262,114

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FSF Full-story fin o/gar	350	23,444
L Living Area	FRFF Frame first floor	432	49,456
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
P Porches, Patios, Decks	DECK Wood deck	274	7,258
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	BPAT Brick/flagstone pati	810	18,471
Total additions			145,312

Scale: 1" = 9.35 feet