

Property at 00025 SAINT ANDREWS DRIVE

Prop ID 3810025

Printed 07-Feb-2024 12:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WORGAFTIK ROBERT N
Second name:
Address: 25 SAINT ANDREWS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 3810025 Neigh.: AR Zone: R40 Vol: 426 Page: 025

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	383,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-May-1989
Sale price: 550,000
Sale valid:

Values

Resident Excess	.43	2,260	Mkt value :	
			Cost value:	725,629

Summary

Total assessments	507,940
Total exemptions	
Net assessment	507,940

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3193
Mkt/sale :
Assmt/sale: .9235

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	.430	7,500	3,225			3,225	2,258
Residual		18,731						

1.350 acres

Total land value

178,225

124,758

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,556	495,420
Basement	Full			
Heating	Yes	A/C Yes		14,100
Plumbing	3 F/B	1 H/B 6 Add'l fix.	1 Wh/p	19,000
Attic	None	Attic size:		
Additions				74,261
Other Features	Mason Trim WB Stks			21,041

Sub-Total			623,822
Grade	B+	Factor 1.3500	842,160
CDU		C&D Factor 1.00	842,160
Depreciation		35 %	547,404
		Computed cost value @ 70%	383,183

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	64	3,899
P Porches, Patios, Decks	BPAT Brick/flagstone pati	582	13,272
P Porches, Patios, Decks	F0FF Frame open first flo	180	10,967
G Garages	FR Attached frame LE 65	768	32,678
L Living Area	UATT Unfinished attic	768	13,445

Total additions 74,261

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 3
Floors	01	Hardwood	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf 150
Area Over Gar.	02	Fully Unfinished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 6
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,834
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 4
			Actual Year Built: 1985

