

Property at 00026 SAINT ANDREWS DRIVE

Prop ID 3810026

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Administrative Information

Owner name: CHAPMAN JASON & JULIE
 Second name:
 Address: 26 SAINT ANDREWS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3810026 Neigh.: AR Zone: R40 Vol: 728 Page: 1080

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-May-2019
Resident Land	.92	122,500				Sale price: 467,900
Resident Dwelling	1.00	366,840				Sale valid:
					Values	
Resident Excess	.13	680			Mkt value :	
					Cost value:	700,029
Summary			Utilities		Sales ratios	
Total assessments		490,020	Water	Connecticut	Cost/sale :	1.4961
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		490,020	Gas	None	Assmt/sale:	1.0473

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	.130	7,500	975			975	683
Residual		5,663						
				1.050 acres	Total land value		175,975	123,183

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,356	461,370
Basement	Full				
Heating	Yes	A/C Yes			13,140
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None			Attic size:	21,500
Additions					64,020
Other Features		WB Stks		RR	37,191
Sub-Total					597,221
Grade	B+		Factor 1.3500		806,248
CDU			C&D Factor 1.00		806,248
Depreciation			35 %		524,061
Computed cost value @ 70%					366,843

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	184	4,874
P Porches, Patios, Decks	FOFF Frame open first flo	204	12,429
P Porches, Patios, Decks	DECK Wood deck	110	2,914
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
G Garages	FR Attached frame LE 65	768	32,678
L Living Area	AIR Air conditioning	30	91
Total additions			64,020

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	676
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,564
			# Living Units	
			M/F stacks	
			W/B stacks	3
			W/B openings	3
Actual Year Built: 1986				

