

Property at 00029 SAINT ANDREWS DRIVE

Prop ID 3810029

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Administrative Information

Owner name: PELLEGRINI MATTHEW C & RACHEL
 Second name:
 Address: 29 SAINT ANDREWS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3810029 Neigh.: AR Zone: R40 Vol: 729 Page: 1243

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-2019
Resident Land	.92	122,500	AAA	Veteran	1,000	Sale price: 650,000
Resident Dwelling	1.00	409,130	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess	.33	1,730				Values
						Mkt value :
						Cost value: 761,943

Summary

Total assessments	533,360	Utilities		Sales ratios	
Total exemptions	11,500	Water	Connecticut	Cost/sale :	1.1722
Net assessment	521,860	Sewer	Public sewer	Mkt/sale :	
		Gas	None	Assmt/sale:	.8206

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	.330	7,500	2,475			2,475	1,733
Residual	14,375							
1.250 acres		Total land value		177,475	124,233			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	1,500
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	525
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,176
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1985				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	451,770
Basement	Full		1,960	
Heating	Yes	A/C Yes		12,890
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				21,500
Other Features	Mason Trim	WB Stks		RR
				79,405
				54,566
Sub-Total				620,131
Grade	A-	Factor 1.4500		899,190
CDU		C&D Factor 1.00		899,190
Depreciation		35 %		584,474
		Computed cost value @ 70%		409,132

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	720	30,805
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
P Porches, Patios, Decks	FOFF Frame open first flo	182	11,089
P Porches, Patios, Decks	DECK Wood deck	200	5,298
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	AIR Air conditioning	96	292
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Total additions			79,405

