

Property at 00023 SARAH DRIVE

Prop ID 3830023

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Administrative Information

Owner name: PICCOLO RADOLF SUSAN &
 Second name: RADOLF JUSTIN
 Address: 23 SARAH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3830023 Neigh.: Zone: R40 Vol: 397 Page: 716

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Jun-2000
Resident Land	.92	105,000			Sale price: 560,000
Resident Dwelling	1.00	366,070			Sale valid: Y
Resident Outbldg	1.00	1,260			
Values					
Resident Excess	.02	110			Mkt value : Cost value: 674,914

Summary

Total assessments	472,440	Water	Connecticut	Cost/sale : 1.2052
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	472,440	Gas	None	Assmt/sale: .8436

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site	40,075						
RES	12	.020	7,500	150		150	105
Residual	871						
.940 acres				Total land value		150,150	105,105

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
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	4
Garage	23	Attached 3 car	Masonry trim sf	384
Area Over Gar.	05	Half Story Finis	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,000
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1986				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,480	358,030
Basement	Full				
Heating	Yes	A/C Yes			10,250
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					157,113
Other Features	Mason Trim	WB Stks	RR		47,572
Sub-Total					595,965
Grade	B+	Factor 1.3500			804,553
CDU		C&D Factor 1.00			804,553
Depreciation		35 %			522,959
Computed cost value @ 70%					366,071

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	744	33,333
G Garages	HSF Half-story fin o/gar	744	30,436
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	FRUH Frame upper half	72	3,682
L Living Area	AIR Air conditioning	108	328
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	AIR Air conditioning	304	924
P Porches, Patios, Decks	DECK Wood deck	602	15,947
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
L Living Area	AIR Air conditioning	62	188

Total additions 157,113

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2018	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260	Value at 100%			1,800		

