

Property at 00024 SARAH DRIVE

Prop ID 3830024

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Administrative Information

Owner name: ANNICELLE DONALD J AND
 Second name: ANNICELLE VILMA V PELAEZ
 Address: 24 SARAH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3830024 Neigh.: Zone: R40 Vol: 620 Page: 086

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jan-2011
Resident Land	.92	105,000				Sale price: 475,000
Resident Dwelling	1.00	328,510				Sale valid:
					Values	
Resident Excess	.02	110			Mkt value :	
					Cost value:	619,457
Summary			Utilities		Sales ratios	
Total assessments	433,620		Water	Connecticut	Cost/sale :	1.3041
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	433,620		Gas	None	Assmt/sale:	.9129

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							
							Values	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	

.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		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	02	Fully Unfinished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,334	329,520
Basement	Full with walk				
Heating	Yes	A/C Yes			9,440
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		18,000
Additions					131,775
Other Features		WB Stks	RR		46,073
Sub-Total					534,808
Grade	B+	Factor 1.3500			721,991
CDU		C&D Factor 1.00			721,991
Depreciation		35 %			469,294
Computed cost value @ 70%					328,506

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	591	15,656
L Living Area	FRFF Frame first floor	111	12,707
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	UATT Unfinished attic	384	6,722
L Living Area	BSMT Basement addition	384	7,076
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	UATT Unfinished attic	624	10,924
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	AIR Air conditioning	414	1,259
G Garages	CRPT Open carport	216	3,662

Total additions 131,775

