

Property at 00039 SARAH DRIVE

Prop ID 3830039

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Administrative Information

Owner name: HUNTER JEFFREY P AND
 Second name: GOMEZ CONSUELO A
 Address: 39 SARAH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3830039 Neigh.: Zone: R40 Vol: 670 Page: 879

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	330,340

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Jan-2014
 Sale price: 580,000
 Sale valid:

Values

Mkt value :
 Cost value: 621,914

Summary

Total assessments	435,340
Total exemptions	
Net assessment	435,340

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0723
 Mkt/sale :
 Assmt/sale: .7506

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						

.920 acres

Total land value

150,000

105,000

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	2
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Addn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	770
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			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	1,468	355,690
Basement	Full				
Heating	Yes	A/C Yes			10,180
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	12,500
Attic	None		Attic size:		
Additions					126,633
Other Features		WB Stks	RR		32,797
Sub-Total					537,800
Grade	B+	Factor 1.3500			726,030
CDU		C&D Factor 1.00			726,030
Depreciation		35 %			471,920
Computed cost value @ 70%					330,344

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	AIR Air conditioning	144	438
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	DECK Wood deck	428	11,338
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
G Garages	FRL Attached frame GT 65	768	34,408
G Garages	FSF Full-story fin o/gar	252	16,880
L Living Area	AIR Air conditioning	252	766
L Living Area	AIR Air conditioning	64	195

Total additions 126,633

