

Property at 00040 SARAH DRIVE

Prop ID 3830040

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Administrative Information

Owner name: MCGARRY MATTHEW J AND
 Second name: ERIN L
 Address: 40 SARAH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3830040 Neigh.: Zone: R40 Vol: 673 Page: 452

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-May-2014
Resident Land	.92	105,000				Sale price: 585,000
Resident Dwelling	1.00	374,890				Sale valid:
Resident Outbldg	2.00	20,930				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 716,286
Summary			Utilities		Sales ratios	
Total assessments		501,400	Water	Connecticut	Cost/sale :	1.2244
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		501,400	Gas	None	Assmt/sale:	.8571

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	.110	7,500	825			825	578
Residual		4,792						
1.030 acres		Total land value		150,825			105,578	

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	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1986	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,572
Basement	Full		376,000
Heating	Yes	A/C Yes	10,750
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			168,758
Other Features		WB Stks M Stks RR	37,311
Sub-Total			610,319
Grade	B+	Factor 1.3500	823,931
CDU		C&D Factor 1.00	823,931
Depreciation		35 %	535,555
		Computed cost value @ 70%	374,889

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	700	18,543
L Living Area	FRFF Frame first floor	475	54,378
L Living Area	BSMT Basement addition	475	8,753
L Living Area	AIR Air conditioning	475	1,444
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	AIR Air conditioning	612	1,860
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	32	2,931

Total additions 168,758

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00	2023	C	6,480	50	3,200
Utility Shed									
RP1 Pool w/ Plastic Linr	18	40	720	74.05	2023	C	53,316	50	26,700
Value at 70%	20,930						Value at 100%		29,900

