

Property at 00044 SARAH DRIVE

Prop ID 3830044

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Administrative Information

Owner name: ROSIEN RICHARD E TR &
 Second name: PISCIOOTTO PATRICIA T TR
 Address: 44 SARAH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3830044 Neigh.: Zone: R40 Vol: 558 Page: 535

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.92	105,000			Sale date:	30-Oct-1987
Resident Dwelling	1.00	341,240			Sale price:	423,000
Resident Outbldg	2.00	15,890			Sale valid:	
						Values
Resident Excess	1.18	3,100			Mkt value :	
						Cost value: 664,614

Summary

			Utilities		Sales ratios	
Total assessments	465,230		Water	Connecticut	Cost/sale :	1.5712
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	465,230		Gas	None	Assmt/sale:	1.0998

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	1.180	7,500	8,850	.50		4,425	3,098
Residual		51,401						

2.100 acres

Total land value

154,425

108,098

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	5
Heating System	06	Heat Pump	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	96
Area Over Gar.	02	Fully Unfinished	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	830
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,536
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,564
Basement	Full		374,440
Heating	Yes	A/C Yes	
Plumbing	3 F/B	H/B 3 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			120,467
Other Features	Mason Trim WB Stks	RR	35,926
Sub-Total			555,543
Grade	B+	Factor 1.3500	749,983
CDU		C&D Factor 1.00	749,983
Depreciation		35 %	487,489
Computed cost value @ 70%			341,242

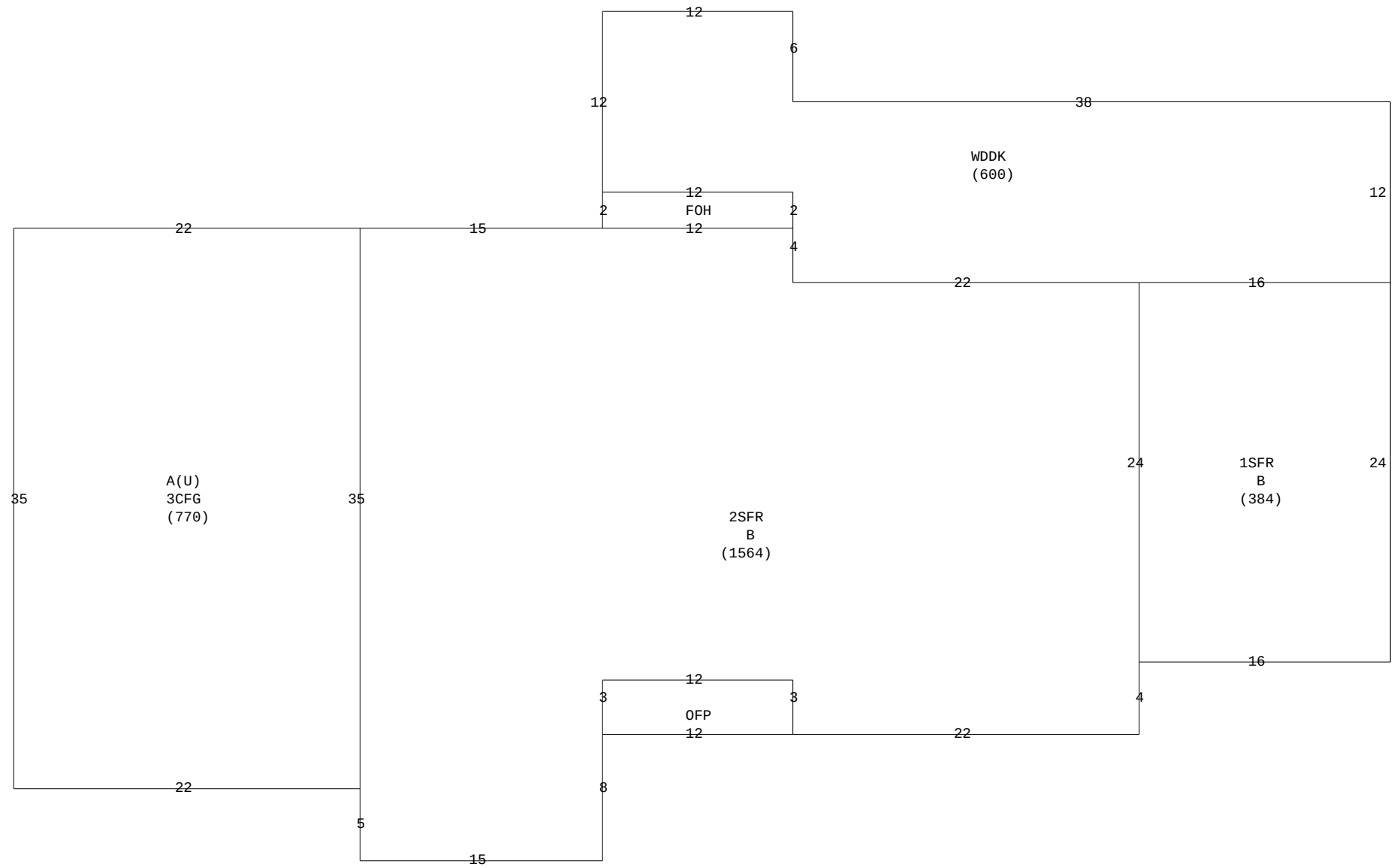
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
L Living Area	UATT Unfinished attic	770	13,480
P Porches, Patios, Decks	DECK Wood deck	600	15,894
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
L Living Area	BSMT Basement addition	384	7,076

Total additions 120,467

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1989	C	2,880	50	1,400
Utility Shed									
RP1 Pool w/ Plastic Linr	18	32	576	74.05	1989	C	42,653	50	21,300
Value at 70%		15,890	Value at 100%		22,700				



NAME AFFIDAVIT - NAME SHOULD BE PATRICIA P (IN ORIGINAL DEED)
RICHARD E ROSIEN LIVING TRUST DTD 4/16/07 AND THE PATRICIA T PISCIOOTTO

LIVING TRUST DTD 4/16/07