

Property at 00045 SARAH DRIVE

Prop ID 3830045

Printed 26-Sep-2025 8:34 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PUCETTI GREGORY & NICOLE
Second name:
Address: 45 SARAH DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 3830045 Neigh.: Zone: R40 Vol: 807 Page: 492

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	320,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Sep-2025
Sale price: 805,000
Sale valid:

Values

Resident Excess	1.18	3,100

Mkt value :
Cost value: 612,671

Summary

Total assessments	428,870
Total exemptions	
Net assessment	428,870

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7611
Mkt/sale :
Assmt/sale: .5328

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,664	393,970
Basement	Full			
Heating	Yes	A/C Yes		11,260
Plumbing	2 F/B	1 H/B 4 Add'l fix.	1 Wh/p	13,000
Attic	None	Attic size:		
Additions				90,486
Other Features		WB Stks		13,500

Sub-Total			522,216
Grade	B+	Factor 1.3500	704,992
CDU		C&D Factor 1.00	704,992
Depreciation		35 %	458,245
		Computed cost value @ 70%	320,772

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	BSMT Basement addition	98	1,806
L Living Area	AIR Air conditioning	98	298
P Porches, Patios, Decks	CPAT Concrete patio	702	5,983
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	HSF Half-story fin o/gar	816	33,382
L Living Area	AIR Air conditioning	408	1,240

Total additions 90,486

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	9
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	Masonry trim sf	
Area Over Gar.	05	Half Story Finis	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,834
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1988	

