

Property at 00048 SARAH DRIVE

Prop ID 3830048

Printed 09-Jul-2024 12:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SEMRAU CHELSEA &
Second name: BESHI EDVIN
Address: 48 SARAH DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 3830048 Neigh.: Zone: R40 Vol: 794 Page: 500

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 18-Jun-2024	
Resident Land	.92 105,000			Sale price: 860,000	
Resident Dwelling	1.00 363,070			Sale valid:	
				Values	
Resident Excess	.36 1,890			Mkt value :	
				Cost value: 671,371	
Summary		Utilities		Sales ratios	
Total assessments	469,960	Water	Connecticut	Cost/sale :	.7807
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	469,960	Gas	None	Assmt/sale:	.5465

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	.360	7,500	2,700		2,700	1,890
Residual		15,682					
		1.280 acres		Total land value		152,700	106,890

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	8
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	3
Garage	23	Attached 3 car	Masonry trim sf	160
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	3,816
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
		Actual Year Built: 1987		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,380	338,500
Basement	Full				
Heating	Yes	A/C Yes			9,690
Plumbing	3 F/B	2 H/B	4 Add'l fix.	Wh/p	19,000
Attic	None		Attic size:		
Additions					180,121
Other Features	Mason Trim	WB Stks	RR		43,771
Sub-Total					591,082
Grade	B+	Factor 1.3500			797,961
CDU		C&D Factor 1.00			797,961
Depreciation		35 %			518,675
Computed cost value @ 70%					363,073

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
L Living Area	FRUF Frame upper full	120	10,048
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	AIR Air conditioning	120	365
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	FRUF Frame upper full	160	13,397
L Living Area	AIR Air conditioning	320	973
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	264	6,993
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	AIR Air conditioning	264	803
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	DECK Wood deck	336	8,901

Total additions 180,121

