

Property at 00049 SARAH DRIVE

Prop ID 3830049

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Administrative Information

Owner name: BANIK CHARLES DANIEL &
 Second name: BANIK JESSICA MOTRONI
 Address: 49 SARAH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3830049 Neigh.: Zone: R40 Vol: 742 Page: 486

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jun-2020
Resident Land	.92	105,000	ADA	Veteran	3,000	Sale price: 520,000
Resident Dwelling	1.00	322,920	CDB	Add Vet	1,500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess	.92	4,830				Values
						Mkt value :
						Cost value: 618,214

Summary

Total assessments	432,750	Utilities	Water Connecticut	Sales ratios	Cost/sale : 1.1889
Total exemptions	14,500	Sewer Septic		Mkt/sale :	
Net assessment	418,250	Gas None		Assmt/sale:	.8322

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	.920	7,500	6,900		6,900	4,830
Residual	40,075						
1.840 acres		Total land value		156,900		109,830	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	02	Wood Shingles		
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	2
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	47	A-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,419
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1986				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	317,020
Basement	Full		1,270	
Heating	Yes	A/C Yes		9,090
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	18,000
Attic	None	Attic size:	Saunas	
Additions				138,594
Other Features		WB Stks		6,750
Sub-Total				489,454
Grade	A-	Factor 1.4500		709,708
CDU		C&D Factor 1.00		709,708
Depreciation		35 %		461,310
		Computed cost value @ 70%		322,917

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	148	14,114
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRUF Frame upper full	18	1,507
G Garages	FSF Full-story fin o/gar	514	34,430
G Garages	FRL Attached frame GT 65	744	33,333
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	FRFF Frame first floor	291	33,314
L Living Area	BSMT Basement addition	291	5,363
P Porches, Patios, Decks	DECK Wood deck	314	8,318
L Living Area	AIR Air conditioning	74	225
L Living Area	AIR Air conditioning	514	1,563
L Living Area	AIR Air conditioning	291	885
Total additions			138,594

