

Property at 00055 SARAH DRIVE

Prop ID 3830055

Printed 07-Feb-2024 1:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHEA SUZANNE L
 Second name:
 Address: 55 SARAH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3830055 Neigh.: Zone: R40 Vol: 613 Page: 1282

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 30-May-2000	
Resident Land	.92 105,000			Sale price:	569,900
Resident Dwelling	1.00 354,250			Sale valid:	
				Values	
Resident Excess	.36 1,890			Mkt value :	
				Cost value:	658,771
Summary		Utilities		Sales ratios	
Total assessments	461,140	Water	Connecticut	Cost/sale :	1.1559
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	461,140	Gas	None	Assmt/sale:	.8092

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,536	368,970
Basement	Full with walk				
Heating	Yes	A/C Yes			10,550
Plumbing	2 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas 16,500
Attic	None	Attic size:			
Additions					144,648
Other Features	WB Stks	RR			36,049
Sub-Total					576,717
Grade	B+	Factor 1.3500			778,568
CDU		C&D Factor 1.00			778,568
Depreciation		35 %			506,069
Computed cost value @ 70%					354,248

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	878	39,336
L Living Area	FRFF Frame first floor	588	67,315
L Living Area	BSMT Basement addition	588	10,836
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
P Porches, Patios, Decks	DECK Wood deck	282	7,470
P Porches, Patios, Decks	DECK Wood deck	299	7,921
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	588	1,788

Total additions 144,648

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	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,752
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1987	

