

Property at 00032 STURBRIDGE LANE

Prop ID 4150032

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Administrative Information

Owner name: CIFALDI LESLIE F
 Second name:
 Address: 32 STURBRIDGE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4150032 Neigh.: Zone: R40 Vol: 469 Page: 814

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-1999
Resident Land	.92	122,500				Sale price: 131,625
Resident Dwelling	1.00	528,890				Sale valid:
Resident Outbldg	1.00	2,940				Values
Resident Excess	6.88	18,060				Mkt value :
						Cost value: 960,557
Summary			Utilities		Sales ratios	
Total assessments		672,390	Water	Connecticut	Cost/sale :	7.2977
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		672,390	Gas	None	Assmt/sale:	5.1084

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	6.880	7,500	51,600	.50		25,800	18,060
Residual		299,693						
7.800 acres				Total land value			200,800	140,560

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
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	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,500
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Addn'l fixtures	4
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,214
			Saunas	
			# Living Units	
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	514,850
Basement	Full		2,283	
Heating	Yes	A/C Yes		14,670
Plumbing	3 F/B	2 H/B 4 Add'l fix.	1 Wh/p	21,500
Attic	None	Attic size:	Saunas	
Additions				105,589
Other Features	Mason Trim	WB Stks	M Stks	38,159
Sub-Total				694,768
Grade	A-	Factor 1.4500		1,007,414
CDU		C&D Factor 1.00		1,007,414
Depreciation		25 %		755,561
		Computed cost value @ 70%		528,893

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
Total additions			105,589

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	20	280	30.00	2003	C	8,400	50	4,200
Utility Shed									
Value at 70%			2,940				Value at 100%		4,200

