

Property at 00007 SURREY LANE

Prop ID 4220007

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Administrative Information

Owner name: MUGNO MICHAEL A &
Second name: KATHERINE A
Address: 7 SURREY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 4220007 Neigh.: Zone: R40 Vol: 514 Page: 711

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jan-2005
Resident Land	.92	105,000				Sale price: 402,500
Resident Dwelling	1.00	253,600				Sale valid: Y
Resident Outbldg	1.00	1,260				Values
						Mkt value :
Resident Excess	.04	210				Cost value: 514,386
Summary			Utilities		Sales ratios	
Total assessments		360,070	Water	Connecticut	Cost/sale :	1.2780
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		360,070	Gas	None	Assmt/sale:	.8946

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	.040	7,500	300			300	210
Residual		1,742						
			.960 acres	Total land value			150,300	105,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,188	301,010
Basement	Full				
Heating	Yes	A/C Yes			8,640
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					101,908
Other Features		WB Stks	RR		21,787
Sub-Total					442,345
Grade	B	Factor 1.2600			557,355
CDU		C&D Factor 1.00			557,355
Depreciation		35 %			362,281
Computed cost value @ 70%					253,597

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
G Garages	FR Attached frame LE 65	440	19,880
L Living Area	FRFF Frame first floor	255	29,193
L Living Area	OVER Frame Overhang	6	550
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	BSMT Basement addition	160	2,948
P Porches, Patios, Decks	DECK Wood deck	277	7,338
L Living Area	AIR Air conditioning	160	486
L Living Area	AIR Air conditioning	255	775
Total additions			101,908

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

