

Property at 00088 TAMARA CIRCLE

Prop ID 4290088

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Administrative Information

Owner name: MANARESI EUGENE A AND
 Second name: JEANNETTE T
 Address: 88 TAMARA CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4290088 Neigh.: Zone: R40 Vol: 470 Page: 436

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Aug-1985
Resident Land	.92	105,000	AAA Veteran	1,000	Sale price: 171,000
Resident Dwelling	1.00	210,690	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	350	DAC Veteran	10,000	
Resident Excess		.06	320	Values	
				Mkt value :	
				Cost value: 451,943	
Summary		Utilities		Sales ratios	
Total assessments		316,360	Water Well	Cost/sale : 2.6429	
Total exemptions		11,500	Sewer Septic	Mkt/sale :	
Net assessment		304,860	Gas None	Assmt/sale: 1.8501	

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	.060	7,500	450		450	315
Residual		2,614					
		.980 acres		Total land value		150,450	105,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch 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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	988	261,950
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					77,379
Other Features		WB Stks	RR		19,666
Sub-Total					367,495
Grade	B	Factor 1.2600			463,044
CDU		C&D Factor 1.00			463,044
Depreciation		35 %			300,979
Computed cost value @ 70%					210,685

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	216	24,728
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
Total additions			77,379

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	6	36	30.00		C	1,080	50	500
Utility Shed									
Value at 70%			350	Value at 100%			500		

