

Property at 00018 TERRACE DRIVE

Prop ID 4310018

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Administrative Information

Owner name: HAKIM ZARGAR MARIAM
 Second name:
 Address: 18 TERRACE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4310018 Neigh.: Zone: R40 Vol: 672 Page: 269

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	269,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jul-2001
 Sale price: 430,000
 Sale valid:

Values

Mkt value :
 Cost value: 549,786

Summary

Total assessments	384,850
Total exemptions	
Net assessment	384,850

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2786
 Mkt/sale :
 Assmt/sale: .8950

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	1.930	7,500	14,475			14,475	10,133
Residual		84,071						

2.850 acres

Total land value

164,475

115,133

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	4
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	04	Loft	Masonry trim sf	280
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	3,239
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,190	301,400
Basement	Full				
Heating	Yes	A/C Yes			8,650
Plumbing	4 F/B	H/B 3 Add'l fix.	Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					109,874
Other Features	Mason Trim	WB Stks	RR		34,042

Sub-Total				470,466
Grade	B	Factor 1.2600		592,787
CDU		C&D Factor 1.00		592,787
Depreciation		35 %		385,312
		Computed cost value @ 70%		269,718

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	BSMT Basement addition	56	1,032
L Living Area	AIR Air conditioning	56	170
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	192	584
L Living Area	OVER Frame Overhang	35	3,205
L Living Area	AIR Air conditioning	35	106
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	384	25,722
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
L Living Area	AIR Air conditioning	384	1,167

Total additions 109,874

