

Property at 00021 TERRACE DRIVE

Prop ID 4310021

Printed 07-Feb-2024 4:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARTIN KYLE AND
 Second name: MARTIN VICTORIA THAI
 Address: 21 TERRACE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4310021 Neigh.: Zone: R40 Vol: 666 Page: 513

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 29-Aug-2013	
Resident Land	.92 105,000			Sale price: 443,000	
Resident Dwelling	1.00 229,840			Sale valid:	
Resident Outbldg	1.00 980			Values	
				Mkt value :	
				Cost value: 479,743	
Summary		Utilities		Sales ratios	
Total assessments	335,820	Water	Connecticut	Cost/sale :	1.0829
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	335,820	Gas	None	Assmt/sale:	.7581

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					
		.920 acres		Total land value		150,000	105,000

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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
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	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,104	284,600
Basement	Full with walk				
Heating	Yes	A/C Yes			8,170
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					75,367
Other Features	Mason Trim	M Stks RR			24,271
Sub-Total					400,908
Grade	B	Factor 1.2600			505,144
CDU		C&D Factor 1.00			505,144
Depreciation		35 %			328,344
Computed cost value @ 70%					229,841

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553
L Living Area	AIR Air conditioning	30	91
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	AIR Air conditioning	46	140
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
G Garages	FR Attached frame LE 65	600	26,123
G Garages	FSF Full-story fin o/gar	256	17,148
L Living Area	AIR Air conditioning	256	778
Total additions			75,367

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2015	C	2,880	50	1,400
Utility Shed									
Value at 70%		980	Value at 100%		1,400				

