

Property at 00032 TERRACE DRIVE

Prop ID 4310032

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Administrative Information

Owner name: PUCHALSKI PETER & MELISSA
 Second name:
 Address: 32 TERRACE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4310032 Neigh.: Zone: R40 Vol: 558 Page: 884

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-May-2007
Resident Land	.92	105,000			Sale price: 290,000
Resident Dwelling	1.00	535,070			Sale valid: Y
Resident Outbldg	1.00	14,210			

Last sale

Values

Resident Excess	2.08	10,940	Mkt value :	
			Cost value:	950,314

Summary

Total assessments	665,220	Water	Connecticut	Cost/sale :	3.2769
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	665,220	Gas	None	Assmt/sale:	2.2939

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	2.083	7,500	15,623		15,623	10,936
Residual		90,735					

3.003 acres Total land value 165,623 115,936

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	6
Grade	47	A-	Whirlpools	
Garage	24	Attached 4 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2008	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,104	479,900
Basement	Full with walk				
Heating	Yes	A/C Yes			13,680
Plumbing	3 F/B	1 H/B	6 Add'l fix.	Wh/p	16,500
Attic	None		Attic size:		
Additions					139,624
Other Features		WB Stks			9,250
Sub-Total					658,954
Grade	A-	Factor 1.4500			955,483
CDU		C&D Factor 1.00			955,483
Depreciation		20 %			764,386
		Computed cost value @ 70%			535,070

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
G Garages	FSF Full-story fin o/gar	912	61,089
L Living Area	AIR Air conditioning	912	2,772
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	156	2,875
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	AIR Air conditioning	156	474
P Porches, Patios, Decks	BPAT Brick/flagstone pati	280	6,385

Total additions 139,624

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95	2008	B	40,606	50	20,300
Block Detach Garage									
Value at 70%			14,210				Value at 100%		20,300

