

Property at 00014 VALLEY VIEW DRIVE

Prop ID 4410014

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Administrative Information

Owner name: MAULIK GAUTAM &
Second name: NILANJANA
Address: 14 VALLEY VIEW DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 4410014 Neigh.: Zone: RU2A Vol: 503 Page: 521

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Jul-2004
Resident Land	2.00	78,750				Sale price: 557,000
Resident Dwelling	1.00	355,320				Sale valid: Y
					Values	
Resident Excess	.45	2,360				Mkt value : Cost value: 623,471
Summary			Utilities		Sales ratios	
Total assessments		436,430	Water	Well		Cost/sale : 1.1193
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		436,430	Gas	None		Assmt/sale: .7835

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000		.25	112,500	78,750
Primary Site		87,120						
RES	12	.450	7,500	3,375			3,375	2,363
Residual		19,602						
2.450 acres				Total land value			115,875	81,113

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	200
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	4,085
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1984				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,269	316,830
Basement	Full			
Heating	Yes	A/C Yes		9,080
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Saunas	18,000
Attic size:				
Additions				265,729
Other Features	Mason Trim	WB Stks		10,138
Sub-Total				619,777
Grade	B	Factor 1.2600		780,919
CDU		C&D Factor 1.00		780,919
Depreciation		35 %		507,597
Computed cost value @ 70%				355,318

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	751	33,646
L Living Area	FRFF Frame first floor	343	39,267
L Living Area	BSMT Basement addition	343	6,321
L Living Area	AIR Air conditioning	343	1,043
P Porches, Patios, Decks	DECK Wood deck	340	9,007
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	1,204	137,835
L Living Area	BSMT Basement addition	1,204	22,187
P Porches, Patios, Decks	DECK Wood deck	96	2,543
Total additions			265,729

