

Property at 00029 VALLEY VIEW DRIVE

Prop ID 4410029

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Administrative Information

Owner name: GISNARIAN CARL J & ANI
 Second name:
 Address: 29 VALLEY VIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 4410029 Neigh.: Zone: RU2A Vol: 737 Page: 940

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Dec-2018
Resident Land	2.00	78,750			Sale price: 550,000
Resident Dwelling	1.00	368,940			Sale valid:
Resident Outbldg	1.00	7,490			

Values

Resident Excess	1.01	2,650			Mkt value :
					Cost value: 654,043

Summary

Total assessments	457,830	Water Well	Cost/sale : 1.1892
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	457,830	Gas None	Assmt/sale: .8324

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	1.008	7,500	7,560	.50	3,780	2,646
Residual		43,908					

3.008 acres Total land value 116,280 81,396

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 12
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 6
Heating System	01	Hot Water	Family Rooms 2
Fuel	01	Oil	Full Baths 4
Attic	01	Fully Finished	Half Baths 2
Grade	40	B	Masonry trim sf
Garage	23	Attached 3 car	Finish bsmt sz
Area Over Gar.	99	None	Addn'l fixtures 4
Basement	01	Full	Rec Room Size 600
Bsmt Fin Qual	02	Rec Room w/o air	Whirlpools 1
Air Condition	01	Central Air	Living area 5,564
Interior Cond	03	Fair	# Living Units 1
Exterior Cond	03	Fair	

Actual Year Built: 1984

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,972	454,120
Basement	Full			
Heating	Yes	A/C Yes		12,960
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p Saunas 26,500
Attic	Fully Finished		Attic size: 400	16,287
Additions				228,224
Other Features	WB Stks	RR		22,463
Sub-Total				760,554
Grade	B	Factor 1.2600		958,298
CDU		C&D Factor 1.00		958,298
Depreciation		45 %		527,064
		Computed cost value @ 70%		368,945

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	962	43,100
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192
P Porches, Patios, Decks	DECK Wood deck	1,000	26,490
L Living Area	BSMT Basement addition	828	15,258
L Living Area	FRFF Frame first floor	828	94,790
L Living Area	AIR Air conditioning	828	2,517

Total additions 228,224

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	36	576	74.05		C	42,653	75	10,700
Value at 70%			7,490				Value at 100%		10,700

