

Property at 00034 VALLEY VIEW DRIVE

Prop ID 4410034

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Administrative Information

Owner name: FORD DAVID M TRUSTEE
 Second name:
 Address: 34 VALLEY VIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 4410034 Neigh.: Zone: RU2A Vol: 733 Page: 1105

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Jun-2015
Resident Land	2.00	105,000			Sale price: 712,000
Resident Outbldg	2.00	36,610			Sale valid:
Resident Dwelling	1.00	362,420			

Values

Resident Excess	2.12	11,150			Mkt value :
					Cost value: 735,971

Summary

Total assessments	515,180	Water	Well	Cost/sale :	1.0337
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	515,180	Gas	None	Assmt/sale:	.7236

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000		150,000	105,000
Primary Site		87,120					
RES	12	2.124	7,500	15,930		15,930	11,151
Residual		92,521					

4.124 acres Total land value 165,930 116,151

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	2
Attic	04	Fully finished w	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	7
Air Condition	01	Central Air	Rec Room Size	1,082
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,780
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,367	357,980
Basement	Full				
Heating	Yes	A/C Yes			10,200
Plumbing	3 F/B	2 H/B	7 Add'l fix.	1 Wh/p	Saunas
Attic	Fully finished w/WH		Attic size: 1,186		23,000
Additions					38,750
Other Features	WB Stks	RR			119,470
					40,616
Sub-Total					590,016
Grade	B+	Factor 1.3500			796,522
CDU		C&D Factor 1.00			796,522
Depreciation		35 %			517,739
		Computed cost value @ 70%			362,417

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	187	21,408
L Living Area	AIR Air conditioning	187	568
L Living Area	OVER Frame Overhang	20	1,832
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P Porches, Patios, Decks	FOFF Frame open first flo	19	1,158
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
P Porches, Patios, Decks	FEFF Frame enclosed first	88	8,392
G Garages	FRL Attached frame GT 65	1,032	46,236
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568
P Porches, Patios, Decks	DECK Wood deck	1,087	28,795

Total additions 119,470

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	22	30	660	37.75		C	24,915	50	12,500
RP5 Pool w/ Gunite	18	40	720	110.5		C	79,596	50	39,800
Value at 70%			36,610				Value at 100%		52,300

