

Property at 00034 VERMILLION DRIVE

Prop ID 4420034

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## Administrative Information

Owner name: NADEAU EDWIN J III & YVONNE R  
 Second name:  
 Address: 34 VERMILLION DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 021 Clerk map:  
 Lot: 4420034 Neigh.: Zone: RU2A Vol: 690 Page: 449

| Assessments       |      |         | Exemptions |        | Last sale    |                        |
|-------------------|------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount       | Sale date: 17-Sep-2015 |
| Resident Land     | 2.00 | 140,000 |            |        |              | Sale price: 650,000    |
| Resident Dwelling | 1.00 | 436,230 |            |        |              | Sale valid:            |
| Resident Outbldg  | 1.00 | 19,320  |            |        |              | Values                 |
| Resident Excess   | .35  | 1,840   |            |        |              | Mkt value :            |
|                   |      |         |            |        |              | Cost value: 853,414    |
| Summary           |      |         | Utilities  |        | Sales ratios |                        |
| Total assessments |      | 597,390 | Water      | Well   | Cost/sale :  | 1.3129                 |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    |      | 597,390 | Gas        | None   | Assmt/sale:  | .9191                  |

## Land Information

| Type         | Use | Acres/SqFt       | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | 2.000            | 200,000 | 200,000 |      |      | 200,000 | 140,000   |
| Primary Site |     | 87,120           |         |         |      |      |         |           |
| RES          | 12  | .350             | 7,500   | 2,625   |      |      | 2,625   | 1,838     |
| Residual     |     | 15,246           |         |         |      |      |         |           |
| 2.350 acres  |     | Total land value |         | 202,625 |      |      | 141,838 |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |    |
|----------------|------|------------------|-------------------------|----|
| Style          | 06   | Contemporary     |                         |    |
| Exterior Walls | 10   | Vertical Siding  |                         |    |
| 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                | 5  |
| Heating System | 02   | Forced Hot Air   | Family Rooms            | 1  |
| Fuel           | 01   | Oil              | Full Baths              | 3  |
| Attic          | 99   | None             | Half Baths              | 2  |
| Grade          | 40   | B                | Addtn'l fixtures        | 2  |
| Garage         | 23   | Attached 3 car   | Whirlpools              | 1  |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  |    |
| Basement       | 01   | Full             | M/F stacks              | 1  |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B stacks              | 3  |
| Air Condition  | 01   | Central Air      | W/B openings            | 4  |
| Interior Cond  | 04   | Average          |                         |    |
| Exterior Cond  | 04   | Average          | Actual Year Built: 1978 |    |

## Building Valuation Summary

|                |       | Area                      |         |
|----------------|-------|---------------------------|---------|
| Dwelling       | Frame | 1 story w/bsmt            | 3,535   |
| Basement       | Full  |                           | 511,690 |
| Heating        | Yes   | A/C Yes                   | 14,540  |
| Plumbing       | 3 F/B | 2 H/B 2 Add'l fix.        | 1 Wh/p  |
| Attic          | None  | Attic size:               | Saunas  |
| Additions      |       |                           | 188,423 |
| Other Features |       | WB Stks M Stks            | 25,750  |
| Sub-Total      |       |                           | 760,903 |
| Grade          | B     | Factor 1.2600             | 958,738 |
| CDU            |       | C&D Factor 1.00           | 958,738 |
| Depreciation   |       | 35 %                      | 623,180 |
|                |       | Computed cost value @ 70% | 436,226 |

## Building additions

| Category                 | Type                     | Area  | Value   |
|--------------------------|--------------------------|-------|---------|
| L Living Area            | FRFF Frame first floor   | 240   | 27,475  |
| L Living Area            | FRFF Frame first floor   | 10    | 1,145   |
| L Living Area            | FRUF Frame upper full    | 85    | 7,117   |
| P Porches, Patios, Decks | DECK Wood deck           | 1,174 | 31,099  |
| L Living Area            | FRFF Frame first floor   | 10    | 1,145   |
| L Living Area            | OVER Frame Overhang      | 21    | 1,923   |
| L Living Area            | FRFF Frame first floor   | 340   | 38,924  |
| L Living Area            | AIR Air conditioning     | 706   | 2,146   |
| L Living Area            | BSMT Basement addition   | 340   | 6,266   |
| G Garages                | FRL Attached frame GT 65 | 925   | 41,442  |
| G Garages                | FSF Full-story fin o/gar | 444   | 29,741  |
| Total additions          |                          |       | 188,423 |

## Outbuilding Information

| Description        | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|--------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RP5 Pool w/ Gunite |     |     | 500    | 110.5 |      | C   | 55,275        | 50   | 27,600 |
| Value at 70%       |     |     | 19,320 |       |      |     | Value at 100% |      | 27,600 |

