

Property at 00053 VERMILLION DRIVE

Prop ID 4420053

Printed 07-Feb-2024 5:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MAZUR ABBY & ERIC CO-TRUSTEES
 Second name:
 Address: 53 VERMILLION DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4420053 Neigh.: Zone: RU2A Vol: 729 Page: 1128

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2019
Resident Land	2.00	140,000				Sale price: 580,000
Resident Dwelling	1.00	445,120				Sale valid:
					Values	
Resident Excess	.39	2,050			Mkt value :	
					Cost value:	838,814
Summary			Utilities		Sales ratios	
Total assessments		587,170	Water	Well	Cost/sale :	1.4462
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		587,170	Gas	None	Assmt/sale:	1.0124

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	.390	7,500	2,925			2,925	2,048
Residual		16,988						
2.390 acres				Total land value			202,925	142,048

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	02	Cape			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 1.5		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf
Fuel	01	Oil	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	3	Rec Room Size
Grade	40	B	Whirlpools	1	Living area 5,684
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	01	Unfinished	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1985		

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,167	429,180
Basement	Full				
Heating	Yes	A/C Yes			12,230
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 26,000
Attic	None		Attic size:		
Additions					293,002
Other Features		WB Stks			16,000
Sub-Total					776,412
Grade	B	Factor 1.2600			978,279
CDU		C&D Factor 1.00			978,279
Depreciation		35 %			635,881
Computed cost value @ 70%					445,117

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	962	43,100
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	BSMT Basement addition	848	15,627
L Living Area	FRFF Frame first floor	848	97,080
L Living Area	AIR Air conditioning	848	2,578
L Living Area	FRUF Frame upper full	372	31,148
L Living Area	AIR Air conditioning	372	1,131
L Living Area	FRFF Frame first floor	62	7,098
P Porches, Patios, Decks	DECK Wood deck	813	21,536
L Living Area	FRFF Frame first floor	171	19,576
L Living Area	AIR Air conditioning	171	520
P Porches, Patios, Decks	DECK Wood deck	84	2,225
L Living Area	FRFF Frame first floor	48	5,495
Total additions			293,002

