

Property at 00074 VERMILLION DRIVE

Prop ID 4420074

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Administrative Information

Owner name: HODSON VICTORIA K & MATT S
 Second name:
 Address: 74 VERMILLION DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4420074 Neigh.: Zone: RU2A Vol: 535 Page: 740

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Dec-2005
Resident Land	2.00	140,000			Sale price: 1,430,000
Resident Dwelling	1.00	686,600			Sale valid: Y
				Values	
Resident Excess	.03	160			Mkt value :
					Cost value: 1,181,086
Summary		Utilities		Sales ratios	
Total assessments		826,760	Water Well	Cost/sale :	.8259
Total exemptions			Sewer Public sewer	Mkt/sale :	
Net assessment		826,760	Gas None	Assmt/sale:	.5782

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	.030	7,500	225		225	158
Residual		1,307					
		2.030 acres		Total land value		200,225	140,158

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,726	406,080
Basement	Full		
Heating	Yes A/C Yes		11,600
Plumbing	5 F/B 2 H/B 4 Add'l fix. 1 Wh/p Saunas		31,500
Attic	Fully Finished Attic size: 1,726		43,978
Additions			163,005
Other Features	Mason Trim WB Stks RR		44,449
Sub-Total			700,612
Grade	AA-	Factor 1.7500	1,226,071
CDU		C&D Factor 1.00	1,226,071
Depreciation		20 %	980,857
		Computed cost value @ 70%	686,600

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	822	36,827
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946
L Living Area	BSMT Basement addition	488	8,993
L Living Area	FRFF Frame first floor	488	55,867
L Living Area	AIR Air conditioning	488	1,484

Total additions 163,005

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	57	AA-	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	200
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,628
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 2005	

