

Property at 00108 VERMILLION DRIVE

Prop ID 4420108

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Administrative Information

Owner name: TITONE PATRICK J & CHRISTA M
 Second name:
 Address: 108 VERMILLION DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4420108 Neigh.: Zone: RU2A Vol: 710 Page: 1244

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Dwelling	1.00	701,460
Resident Outbldg	2.00	3,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jul-2017
 Sale price: 593,000
 Sale valid: 25

Values

Mkt value :
 Cost value: 1,207,743

Summary

Total assessments	845,420	
Total exemptions		
Net assessment	845,420	

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.0367
 Mkt/sale :
 Assmt/sale: 1.4257

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	.180	7,500	1,350			1,350	945
Residual		7,841						

2.180 acres Total land value 201,350 140,945

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	04	Colonial			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles			
Roof Type	01	Gable			
Foundation	01	Poured Concrete			
Interior Walls	02	Drywall			
Floors	01	Hardwood			
Heating System	02	Forced Hot Air			
Fuel	01	Oil			
Attic	99	None			
Grade	53	A+			
Garage	23	Attached 3 car			
Area Over Gar.	02	Fully Unfinished			
Basement	01	Full			
Bsmt Fin Qual	03	Rec Room W/ Air			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 1984

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,825	425,410
Heating	Yes	A/C Yes					12,150
Plumbing	5 F/B	2 H/B	6 Add'l fix.	2 Wh/p	Saunas		35,000
Attic	None	Attic size:					
Additions							397,500
Other Features	Mason Trim	WB Stks	M Stks	RR			
							64,287
Sub-Total							934,347
Grade	A+	Factor 1.6500					1,541,673
CDU		C&D Factor 1.00					1,541,673
Depreciation					35 %		1,002,087
					Computed cost value @ 70%		
					701,461		

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	448	11,868
L Living Area	FRFF Frame first floor	346	39,610
L Living Area	BSMT Basement addition	346	6,376
G Garages	FRL Attached frame GT 65	1,080	48,386
L Living Area	UATT Unfinished attic	1,080	18,906
L Living Area	FRFF Frame first floor	717	82,083
L Living Area	FATT Full finished attic	175	6,321
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
P Porches, Patios, Decks	FOFF Frame open first flo	19	1,158
L Living Area	FRUF Frame upper full	19	1,591
L Living Area	BSMT Basement addition	717	13,213
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	BSMT Basement addition	256	4,718
L Living Area	FATT Full finished attic	256	9,246
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FATT Full finished attic	576	20,804
L Living Area	AIR Air conditioning	2,504	7,612
P Porches, Patios, Decks	BPAT Brick/flagstone pati	432	9,851
Total additions			397,500

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	30.00		C	1,440	50	700
Utility Shed									
RS1 Frame	12	20	240	30.00		C	7,200	50	3,600
Utility Shed									
Value at 70%			3,010				Value at 100%		4,300

