

Property at 00016 WILLIAMSBURG LANE

Prop ID 4820016

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Administrative Information

Owner name: LEAVENS JOHN E & NICOLE
 Second name:
 Address: 16 WILLIAMSBURG LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 4820016 Neigh.: Zone: R40 Vol: 666 Page: 1224

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Sep-2013
Resident Land	.92	140,000				Sale price: 775,000
Resident Dwelling	1.00	468,430				Sale valid:
					Values	
Resident Excess	.30	1,580			Mkt value :	
					Cost value:	871,443
Summary			Utilities		Sales ratios	
Total assessments	610,010		Water	Connecticut	Cost/sale :	1.1244
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	610,010		Gas	CNG	Assmt/sale:	.7871

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.300	7,500	2,250			2,250	1,575
Residual		13,068						
1.220 acres				Total land value			202,250	141,575

Building Valuation Summary

						Area	
Dwelling	Masonry	2 story w/bsmt				1,977	477,300
Basement	Full with walk						
Heating	Yes	A/C Yes					12,980
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		22,500
Attic	None			Attic size:			
Additions							111,462
Other Features		WB Stks		RR			35,057
Sub-Total							659,299
Grade	A-		Factor 1.4500				955,984
CDU			C&D Factor 1.00				955,984
Depreciation			30 %				669,189
Computed cost value @ 70%							468,432

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	910	40,770
G Garages	FSF Full-story fin o/gar	780	52,248
L Living Area	AIR Air conditioning	780	2,371
L Living Area	MAFF Masonry first floor	75	8,900
L Living Area	BSMT Basement addition	75	1,382
L Living Area	AIR Air conditioning	75	228
P Porches, Patios, Decks	DECK Wood deck	210	5,563
Total additions			111,462

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Addtn'l fixtures	3
Basement	04	Full with walk-o	Whirlpools	1
Bsmt Fin Qual	03	Rec Room W/ Air	Saunas	
Air Condition	01	Central Air	# Living Units	1
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	1
			W/B openings	3
Actual Year Built: 1998				

Scale: 1" = 8.60 feet