

Property at 00008 NEWCASTLE DRIVE

Prop ID 4840008

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Administrative Information

Owner name: LAUZON JAMES M &
 Second name: VALERIE A
 Address: 8 NEWCASTLE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4840008 Neigh.: Zone: R40 Vol: 377 Page: 361

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	369,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Oct-1999
 Sale price: 548,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 727,814

Summary

Total assessments	509,470
Total exemptions	
Net assessment	509,470

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3281
 Mkt/sale :
 Assmt/sale: .9297

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						

.920 acres Total land value 200,000 140,000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	360,380
Basement	Full		1,492	
Heating	Yes	A/C Yes		10,310
Plumbing	4 F/B	1 H/B 2 Add'l fix. 1 Wh/p	Saunas	22,000
Attic	None	Attic size:		
Additions				93,011
Other Features	WB Stks	RR		34,317

Sub-Total		520,018
Grade A-	Factor 1.4500	754,026
CDU	C&D Factor 1.00	754,026
Depreciation	30 %	527,818
	Computed cost value @ 70%	369,473

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	174	3,206
L Living Area	FRFF Frame first floor	174	19,920
L Living Area	AIR Air conditioning	174	529
G Garages	FRL Attached frame GT 65	914	40,949
G Garages	FSF Full-story fin o/gar	350	23,444
L Living Area	AIR Air conditioning	350	1,064
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899

Total additions 93,011

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
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/Carpet	Bedrooms	4
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	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	2
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,100
Air Condition	01	Central Air	Living area	3,508
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1996				

Scale: 1" = 8.18 feet