

Property at 00009 NEWCASTLE DRIVE

Prop ID 4840009

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Administrative Information

Owner name: TAYLOR JASON FRED AND
 Second name: JACQUELINE
 Address: 9 NEWCASTLE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4840009 Neigh.: Zone: R40 Vol: 743 Page: 931

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jul-2020
Resident Land	.92	140,000				Sale price: 645,000
Resident Dwelling	1.00	431,180				Sale valid:
					Values	
Resident Excess	.06	310				Mkt value :
					Cost value: 816,414	
Summary			Utilities		Sales ratios	
Total assessments		571,490	Water	Connecticut	Cost/sale :	1.2658
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		571,490	Gas	None	Assmt/sale:	.8860

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	.059	7,500	443			443	310
Residual		2,570						
							.979 acres	
							Total land value	
							200,443	
							140,310	

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,303
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1995	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,698	400,610
Basement	Full				
Heating	Yes	A/C Yes			11,450
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None	Attic size:			
Additions					125,733
Other Features		WB Stks	RR		43,573
Sub-Total					606,866
Grade	A-	Factor 1.4500			879,956
CDU		C&D Factor 1.00			879,956
Depreciation		30 %			615,969
Computed cost value @ 70%					431,178

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	890	39,874
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
L Living Area	BSMT Basement addition	259	4,773
L Living Area	FRFF Frame first floor	259	29,651
L Living Area	AIR Air conditioning	259	787
P Porches, Patios, Decks	DECK Wood deck	199	5,272
Total additions			125,733

