

Property at 00016 NEWCASTLE DRIVE

Prop ID 4840016

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Administrative Information

Owner name: LAM GARRETT J & KATHRYN S
 Second name:
 Address: 16 NEWCASTLE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4840016 Neigh.: Zone: R40 Vol: 798 Page: 815

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Outbldg	1.00	23,730
Resident Dwelling	1.00	370,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Nov-2024
 Sale price: 970,000
 Sale valid:

Values

Mkt value :
 Cost value: 763,114

Summary

Total assessments	534,180
Total exemptions	
Net assessment	534,180

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7867
 Mkt/sale :
 Assmt/sale: .5507

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1996

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,712	403,340
Basement	Full				
Heating	Yes	A/C Yes			11,520
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					82,290
Other Features		WB Stks			6,750
Sub-Total					521,400
Grade	A-	Factor 1.4500			756,030
CDU		C&D Factor 1.00			756,030
Depreciation		30 %			529,221
Computed cost value @ 70%					370,455

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	779	34,901
G Garages	FSF Full-story fin o/gar	128	8,574
L Living Area	AIR Air conditioning	128	389
P Porches, Patios, Decks	DECK Wood deck	301	7,973
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681

Total additions 82,290

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr			916	74.05	1997	C	67,830	50	33,900
Value at 70%	23,730						Value at 100%	33,900	

