

Property at 00011 AVALON DRIVE

Prop ID 4890011

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Administrative Information

Owner name: PENA DAVID AND
 Second name: MARDELLE W
 Address: 11 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890011 Neigh.: Zone: R40 Vol: 373 Page: 317

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	453,760
Resident Outbldg	2.00	23,310

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 26-Jul-1999
 Sale price: 548,091
 Sale valid: Y

Values

Mkt value :
 Cost value: 882,557

Summary

Total assessments	617,790
Total exemptions	
Net assessment	617,790

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.6102
 Mkt/sale :
 Assmt/sale: 1.1272

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	.137	7,500	1,028		1,028	720
Residual		5,968					

1.057 acres

Total land value

201,028

140,720

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	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1999

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,500	361,940
Basement	Full			
Heating	Yes	A/C Yes		10,360
Plumbing	4 F/B	2 H/B 2 Add'l fix.	2 Wh/p	28,000
Attic	None	Attic size:		
Additions				210,637
Other Features	WB Stks	RR		27,710
Sub-Total				638,647
Grade	A-	Factor 1.4500		926,038
CDU		C&D Factor 1.00		926,038
Depreciation		30 %		648,227
Computed cost value @ 70%				453,759

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
G Garages	FSF Full-story fin o/gar	506	33,894
L Living Area	AIR Air conditioning	506	1,538
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
L Living Area	BSMT Basement addition	368	6,782
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	AIR Air conditioning	368	1,119
P Porches, Patios, Decks	DECK Wood deck	252	6,675
L Living Area	FRFF Frame first floor	592	67,773
L Living Area	AIR Air conditioning	592	1,800
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255

Total additions 210,637

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	34	612	74.05	2003	C	45,319	50	22,700
RPH Res. Pool House	12	14	168	126.5	2006	C	21,260	50	10,600
Value at 70%		23,310		Value at 100%		33,300			

