

Property at 00056 AVALON DRIVE

Prop ID 4890056

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Administrative Information

Owner name: MARINAN STEPHEN J AND
 Second name: JENNIFER Z
 Address: 56 AVALON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map: 95 064
 Lot: 4890056 Neigh.: Zone: R40 Vol: 631 Page: 709

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	475,470
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Nov-2011
 Sale price: 840,000
 Sale valid:

Values

Mkt value :
 Cost value: 884,271

Summary

Total assessments	618,990
Total exemptions	
Net assessment	618,990

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0527
 Mkt/sale :
 Assmt/sale: .7369

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	.283	7,500	2,123			2,123	1,486
Residual		12,327						

1.203 acres

Total land value

202,123

141,486

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	50	A		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
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: 1998

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,933	446,500
Basement	Full with walk				
Heating	Yes	A/C Yes			12,740
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None		Attic size:		
Additions					107,259
Other Features		WB Stks	RR		33,537
Sub-Total					626,036
Grade	A	Factor 1.5500			970,356
CDU		C&D Factor 1.00			970,356
Depreciation		30 %			679,249
Computed cost value @ 70%					475,474

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	552	36,975
L Living Area	AIR Air conditioning	552	1,678
L Living Area	FRFF Frame first floor	147	16,829
L Living Area	BSMT Basement addition	147	2,709
L Living Area	AIR Air conditioning	147	447
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	DECK Wood deck	372	9,854

Total additions 107,259

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2021	C	5,760	50	2,900
Utility Shed									

