

Property at 00006 JAMES COURT

Prop ID 4950006

Printed 07-Feb-2024 9:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JULIANO ANTONIO & VICTORIA
 Second name:
 Address: 6 JAMES COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4950006 Neigh.: Zone: R40 Vol: 731 Page: 769

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	380,270
Resident Outbldg	2.00	13,370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Aug-2019
 Sale price: 600,000
 Sale valid:

Values

Mkt value :
 Cost value: 737,343

Summary

Total assessments	516,140
Total exemptions	
Net assessment	516,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2289
 Mkt/sale :
 Assmt/sale: .8602

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						

.920 acres Total land value 175,000 122,500

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	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1997

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,566	374,830
Basement	Full				
Heating	Yes	A/C Yes			10,720
Plumbing	5 F/B	H/B 4 Add'l fix.	1 Wh/p	Saunas	24,500
Attic	None	Attic size:			
Additions					105,108
Other Features	Mason Trim	WB Stks	RR		61,223
Sub-Total					576,381
Grade	A-	Factor 1.4500			835,752
CDU		C&D Factor 1.00			835,752
Depreciation		35 %			543,239
Computed cost value @ 70%					380,267

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	216	3,980
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
P Porches, Patios, Decks	DECK Wood deck	196	5,192
G Garages	FRL Attached frame GT 65	782	35,035
G Garages	FSF Full-story fin o/gar	414	27,731
L Living Area	AIR Air conditioning	414	1,259
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146

Total additions 105,108

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2020	C	4,800	50	2,400
Utility Shed									
RP5 Pool w/ Gunite	12	20	240	110.5	2021	B	33,430	50	16,700

