

Property at 00017 JAMES COURT

Prop ID 4950017

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Administrative Information

Owner name: WHITE JONATHAN &
 Second name: DIANNE K
 Address: 17 JAMES COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4950017 Neigh.: Zone: R40 Vol: 351 Page: 815

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Jun-1998
Resident Land	.92	122,500				Sale price: 587,600
Resident Dwelling	1.00	469,050				Sale valid: Y
					Values	
Resident Excess	1.34	7,040				Mkt value : Cost value: 855,129
Summary			Utilities		Sales ratios	
Total assessments		598,590	Water	Connecticut	Cost/sale :	1.4553
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		598,590	Gas	CNG	Assmt/sale:	1.0187

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						
RES	12	1.340	7,500	10,050			10,050	7,035
Residual		58,370						
2.260 acres				Total land value			185,050	129,535

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	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	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	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	992
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,428
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,748	410,370
Basement	Full			
Heating	Yes	A/C Yes		11,720
Plumbing	4 F/B	2 H/B 4 Add'l fix.	1 Wh/p	26,500
Attic	None	Attic size:	Saunas	
Additions				130,627
Other Features	WB Stks	RR		38,361
Sub-Total				617,578
Grade	A	Factor 1.5500		957,246
CDU		C&D Factor 1.00		957,246
Depreciation		30 %		670,072
Computed cost value @ 70%				469,050

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
G Garages	FRL Attached frame GT 65	758	33,960
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	BPAT Brick/flagstone pati	348	7,936
L Living Area	BSMT Basement addition	260	4,791
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	AIR Air conditioning	260	790
Total additions			130,627

