

Property at 00018 JAMES COURT

Prop ID 4950018

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Administrative Information

Owner name: DUXIN DIANE
 Second name:
 Address: 18 JAMES COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4950018 Neigh.: Zone: R40 Vol: 505 Page: 715

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Aug-2004
Resident Land	.92	122,500				Sale price: 845,000
Resident Dwelling	1.00	485,210				Sale valid: Y
					Values	
Resident Excess	.80	4,200			Mkt value :	
					Cost value:	874,157
Summary			Utilities		Sales ratios	
Total assessments	611,910		Water	Connecticut	Cost/sale :	1.0345
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	611,910		Gas	CNG	Assmt/sale:	.7242

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	.800	7,500	6,000		6,000	4,200
Residual	34,848						
		1.720 acres	Total land value		181,000	126,700	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			1,620	385,380	
Heating	Yes	A/C Yes				11,020
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas	21,000
Attic	None	Attic size:				
Additions						174,234
Other Features	WB Stks		RR			47,226
Sub-Total						638,860
Grade	A	Factor 1.5500				990,233
CDU		C&D Factor 1.00				990,233
Depreciation		30 %				693,163
Computed cost value @ 70%						485,214

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	792	53,051
L Living Area	AIR Air conditioning	792	2,408
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	DECK Wood deck	576	15,258
P Porches, Patios, Decks	BPAT Brick/flagstone pati	408	9,304

Total additions 174,234

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
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	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,246
Interior Cond	05	Good	Living area	4,464
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1997				

