

Property at 00021 JAMES COURT

Prop ID 4950021

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Administrative Information

Owner name: CONNELLY PATRICE A AND
 Second name: JOHN R JR
 Address: 21 JAMES COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4950021 Neigh.: AR Zone: R40 Vol: 590 Page: 607

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	441,080

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Apr-1997
 Sale price: 525,000
 Sale valid:

Values

Mkt value :
 Cost value: 806,843

Summary

Total assessments	564,790
Total exemptions	
Net assessment	564,790

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5368
 Mkt/sale :
 Assmt/sale: 1.0758

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	.230	7,500	1,725		1,725	1,208
Residual		10,019					

1.150 acres

Total land value

176,725

123,708

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	01	Gable		
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	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	2
Grade	50	A	Addn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,702	401,390
Basement	Full				
Heating	Yes	A/C Yes			11,470
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	21,500
Attic	None		Attic size:		
Additions					132,893
Other Features		WB Stks			13,500
Sub-Total					580,753
Grade	A	Factor 1.5500			900,167
CDU		C&D Factor 1.00			900,167
Depreciation		30 %			630,117
Computed cost value @ 70%					441,082

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
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	405	9,236
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
L Living Area	BSMT Basement addition	84	1,548
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255

Total additions 132,893

