

Property at 00019 QUAIL RIDGE DRIVE

23

Prop ID 4990019

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Administrative Information

Owner name: SENAK DAVID
 Second name:
 Address: 19 QUAIL RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990019 Neigh.: Zone: R40 Vol: 437 Page: 840

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Sep-2002
Resident Land	.92	140,000				Sale price: 649,000
Resident Dwelling	1.00	403,690				Sale valid: Y
					Values	
Resident Excess	.11	580				Mkt value :
						Cost value: 777,529
Summary			Utilities		Sales ratios	
Total assessments		544,270	Water	Connecticut	Cost/sale :	1.1980
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		544,270	Gas	CNG	Assmt/sale:	.8386

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	.110	7,500	825			825	578
Residual		4,792						
		1.030 acres		Total land value			200,825	140,578

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,634	388,110
Basement	Full				
Heating	Yes	A/C Yes			11,090
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					106,847
Other Features		WB Stks			6,750
Sub-Total					530,297
Grade	A-	Factor 1.4500			768,931
CDU		C&D Factor 1.00			768,931
Depreciation		25 %			576,698
Computed cost value @ 70%					403,689

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	768	51,444
L Living Area	AIR Air conditioning	768	2,335
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRUF Frame upper full	40	3,349
L Living Area	AIR Air conditioning	40	122
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	BPAT Brick/flagstone pati	279	6,362

Total additions 106,847

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	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,096
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2002				

