

Property at 00032 QUAIL RIDGE DRIVE

7

Prop ID 4990032

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Administrative Information

Owner name: OEI GIA L &
 Second name: THERIAULT BRIAN J
 Address: 32 QUAIL RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990032 Neigh.: Zone: R40 Vol: 628 Page: 569

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	573,920

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Apr-2011
 Sale price: 780,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,020,114

Summary

Total assessments	714,080	
Total exemptions		
Net assessment	714,080	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.3078
 Mkt/sale :
 Assmt/sale: .9155

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

200,225

140,158

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,674	395,920
Basement	Full with walk			
Heating	Yes	A/C Yes		11,310
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				171,393
Other Features	Mason Trim	WB Stks	RR	57,414

Sub-Total		662,537
Grade	A+	Factor 1.6500
CDU		C&D Factor 1.00
Depreciation		25 %
		Computed cost value @ 70%
		573,923

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	472	12,503
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
G Garages	FRL Attached frame GT 65	848	37,992
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	960	2,918
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
P Porches, Patios, Decks	BPAT Brick/flagstone pati	240	5,473

Total additions 171,393

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	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	53	A+	Full Baths 4
Garage	23	Attached 3 car	Masonry trim sf 1,184
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size 952
Interior Cond	05	Good	Living area 4,308
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 2002

