

Property at 00002 BILTMORE COURT

Prop ID 5080002

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Administrative Information

Owner name: DENG LIN &
Second name: SUI SHAOJUN
Address: 2 BILTMORE COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 5080002 Neigh.: Zone: R30 Vol: 762 Page: 618

Assessments

Assmt category	Qty	Amount
Resident Land	.69	78,750
Resident Dwelling	1.00	387,440

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jul-2013
Sale price: 595,000
Sale valid:

Values

Resident Excess		
.23	1,210	

Mkt value :
Cost value: 667,714

Summary

Total assessments	
467,400	
Total exemptions	
Net assessment	467,400

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1222
Mkt/sale :
Assmt/sale: .7855

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		.25	112,500	78,750
Primary Site 30,056								
RES	12	.230	7,500	1,725			1,725	1,208
Residual 10,019								

.920 acres Total land value 114,225 79,958

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
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	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.	02	Fully Unfinished	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	Whirlpools	1
Exterior Cond	05	Good	Living area	3,888
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,638	388,890
Heating	Yes	A/C Yes		11,120
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				84,695
Other Features		WB Stks		6,750

Sub-Total			508,955
Grade	A-	Factor 1.4500	737,985
CDU		C&D Factor 1.00	737,985
Depreciation		25 %	553,489
		Computed cost value @ 70%	387,442

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	612	40,994
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	AIR Air conditioning	612	1,860

Total additions 84,695

