

Property at 00005 BILTMORE COURT

Prop ID 5080005

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Administrative Information

Owner name: TORRES GERARDO AND
 Second name: RUIZ SANDOVAL GEORGINA
 Address: 5 BILTMORE COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 5080005 Neigh.: Zone: R30 Vol: 538 Page: 759

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Mar-2006
Resident Land	.69	105,000				Sale price: 883,289
Resident Dwelling	1.00	443,740				Sale valid:
					Values	
Resident Excess	.20	1,050				Mkt value : Cost value: 785,414
Summary			Utilities		Sales ratios	
Total assessments		549,790	Water	Connecticut	Cost/sale :	.8892
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		549,790	Gas	CNG	Assmt/sale:	.6224

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
RES	12	.200	7,500	1,500			1,500	1,050
Residual		8,712						
		.890 acres	Total land value				151,500	106,050

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	4
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	4
Garage	23	Attached 3 car	Masonry trim sf	200
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	3,738
Exterior Cond	05	Good	Whirlpools	1
			Saunas	# Living Units 1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2006				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,544	370,530
Basement	Full			
Heating	Yes	A/C Yes		10,600
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				22,000
Other Features	Mason Trim	M Stks RR		109,388
Sub-Total				33,955
Grade	A-	Factor 1.4500		546,473
CDU		C&D Factor 1.00		792,386
Depreciation		20 %		792,386
Computed cost value @ 70%				633,909
				443,736

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	744	33,333
G Garages	FSF Full-story fin o/gar	451	30,210
L Living Area	AIR Air conditioning	451	1,371
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	BSMT Basement addition	162	2,985
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	AIR Air conditioning	162	492
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	21	2,404
L Living Area	FRFF Frame first floor	56	6,411

Total additions 109,388

Scale: 1" = 8.14 feet