

Property at 00007 BILTMORE COURT

Prop ID 5080007

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Administrative Information

Owner name: KOMM RAISA AND ALEXANDER
 Second name:
 Address: 7 BILTMORE COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 5080007 Neigh.: Zone: R30 Vol: 585 Page: 921

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,518	365,460
Basement	Full			
Heating	Yes	A/C Yes		10,450
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				112,664
Other Features		WB Stks M Stks		9,750
Sub-Total				515,824
Grade	A-	Factor 1.4500		747,945
CDU		C&D Factor 1.00		747,945
Depreciation		20 %		598,356
Computed cost value @ 70%				418,849

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Mar-2009
Resident Land	.69	105,000				Sale price: 700,000
Resident Outbldg	1.00	20,720				Sale valid:
Resident Dwelling	1.00	418,850				Values
Resident Excess	.18	950				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		545,520	Water	Connecticut	Cost/sale :	1.1133
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		545,520	Gas	CNG	Assmt/sale:	.7793

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	.180	7,500	1,350			1,350	945
Residual		7,841						
.870 acres				Total land value			151,350	105,945

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	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	Whirlpools	1
Exterior Cond	05	Good	Living area	3,866
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2005	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	686	45,951
L Living Area	AIR Air conditioning	686	2,085
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
Total additions			112,664

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2021	C	59,240	50	29,600
Value at 70%		20,720	Value at 100%		29,600				

