

Property at 00011 BILTMORE COURT

Prop ID 5080011

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Administrative Information

Owner name: SCARLETT RICHARD FABIAN &
 Second name: JAMIE JO
 Address: 11 BILTMORE COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 5080011 Neigh.: Zone: R30 Vol: 576 Page: 854

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	430,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Jun-2008
 Sale price: 735,000
 Sale valid:

Values

Mkt value :
 Cost value: 768,657

Summary

Total assessments	538,060	
Total exemptions		
Net assessment	538,060	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.0458
 Mkt/sale :
 Assmt/sale: .7321

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	.430	7,500	3,225			3,225	2,258
Residual		18,731						

1.120 acres

Total land value

153,225

107,258

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,598	381,080
Basement	Full					
Heating	Yes	A/C Yes				10,900
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas	20,500
Attic	None			Attic size:		
Additions						116,116
Other Features		WB Stks	M Stks	RR		37,317

Sub-Total						565,913
Grade	A-	Factor	1.4500			820,574
CDU		C&D Factor	1.00			820,574
Depreciation		25 %				615,431
		Computed cost value @ 70%				430,802

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	902	40,411
G Garages	FSF Full-story fin o/gar	850	56,936
L Living Area	AIR Air conditioning	850	2,584
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	DECK Wood deck	336	8,901

Total additions 116,116

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 8
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
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size 1,100
Interior Cond	05	Good	Living area 4,070
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 2004

