

Property at 00005 PEMBROKE DRIVE

Prop ID 5100005

Printed 07-Feb-2024 10:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GROSSO MATTHEW J & KATHERINE
 Second name:
 Address: 5 PEMBROKE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 5100005 Neigh.: Zone: RU2A Vol: 762 Page: 1138

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	157,500
Resident Excess	.16	860
Resident Dwelling	1.00	750,180
Resident Outbldg	1.00	23,380

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 15-Jul-2021
 Sale price: 1,585,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,331,314

Summary

Total assessments	931,920
Total exemptions	
Net assessment	931,920

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .8399
 Mkt/sale :
 Assmt/sale: .5880

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	225,000	225,000		225,000	157,500
Primary Site 87,120							
RES	12	.163	7,500	1,223		1,223	856
Residual 7,100							

2.163 acres

Total land value

226,223

158,356

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	4
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	60	AA	Full Baths	4
Garage	24	Attached 4 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,000
Air Condition	01	Central Air	Living area	5,656
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	2,828	651,600
Basement	Full with walk				
Heating	Yes	A/C Yes			17,670
Plumbing	4 F/B	2 H/B	5 Add'l fix.	1 Wh/p	27,000
Attic	None		Attic size:		
Additions					83,475
Other Features	WB Stks	RR			47,811

Sub-Total					827,556
Grade	AA	Factor 1.8500			1,530,979
CDU		C&D Factor 1.00			1,530,979
Depreciation		30 %			1,071,685
		Computed cost value @ 70%			750,180

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	958	21,846
G Garages	FR Attached frame LE 65	600	26,123
P Porches, Patios, Decks	CNPY Canopy	256	5,425
G Garages	FR Attached frame LE 65	600	26,123
P Porches, Patios, Decks	MOFF Masonry open first f	58	3,958

Total additions 83,475

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	30	480	110.5	2002	B	66,861	50	33,400
Value at 70%			23,380				Value at 100%		33,400

