

Property at 00008 PEMBROKE DRIVE

Prop ID 5100008

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Administrative Information

Owner name: DROPPO DONALD R JR & AMY C
 Second name:
 Address: 8 PEMBROKE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 5100008 Neigh.: Zone: RU2A Vol: 640 Page: 627

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	157,500
Resident Excess	.13	680
Resident Dwelling	1.00	850,060
Resident Outbldg	2.00	72,170

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 30-Apr-2012
 Sale price: 1,560,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,543,443

Summary

Total assessments	1,080,410
Total exemptions	
Net assessment	1,080,410

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9894
 Mkt/sale :
 Assmt/sale: .6926

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	.130	7,500	975			975	683
Residual		5,663						

2.130 acres

Total land value

225,975

158,183

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	5
Attic	01	Fully Finished	Half Baths	3
Grade	60	AA	Addtn'l fixtures	4
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	05	Good	W/B openings	4
Exterior Cond	05	Good	Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area 1,824	445,960
Basement	Full			
Heating	Yes	A/C Yes		12,140
Plumbing	5 F/B	3 H/B	4 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 720	22,970
Additions				309,340
Other Features	WB Stks	RR		49,816
Sub-Total				875,226
Grade	AA	Factor 1.8500		1,619,168
CDU		C&D Factor 1.00		1,619,168
Depreciation		25 %		1,214,376
Computed cost value @ 70%				850,063

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,344	60,214
G Garages	FSF Full-story fin o/gar	1,344	90,026
L Living Area	AIR Air conditioning	1,344	4,086
L Living Area	BSMT Basement addition	252	4,644
L Living Area	MAFF Masonry first floor	252	29,906
L Living Area	MAUF Masonry upper full	252	22,536
L Living Area	AIR Air conditioning	504	1,532
L Living Area	BSMT Basement addition	529	9,748
L Living Area	MAFF Masonry first floor	529	62,778
L Living Area	AIR Air conditioning	529	1,608
L Living Area	BSMT Basement addition	84	1,548
L Living Area	MAFF Masonry first floor	84	9,969
L Living Area	AIR Air conditioning	84	255
P Porches, Patios, Decks	TERR Terrace	264	10,490

Total additions 309,340

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite			750	110.5	2000	A	128,514	50	64,300
RPH Res. Pool House			396	126.5	2000	A	77,676	50	38,800
Value at 70%			72,170				Value at 100%		103,100

