

Property at 00040 PRINCETON DRIVE

Prop ID 5120040

Printed 07-Feb-2024 10:02 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: REPETTI-LAPORTA DORETTA TRS  
 Second name:  
 Address: 40 PRINCETON DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 005 Clerk map:  
 Lot: 5120040 Neigh.: Zone: R40 Vol: 703 Page: 716

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 175,000 |
| Resident Dwelling | 1.00 | 661,590 |
| Resident Outbldg  | 1.00 | 3,360   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 31-Oct-2016  
 Sale price: 1,215,922  
 Sale valid:

## Values

Mkt value :  
 Cost value: 1,210,700

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 847,490 |
| Total exemptions  |         |
| Net assessment    | 847,490 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | CNG         |

## Sales ratios

Cost/sale : .9957  
 Mkt/sale :  
 Assmt/sale: .6970

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 250,000 | 250,000 |      |      | 250,000 | 175,000   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |
| RES          | 12  | 1.437      | 7,500   | 10,778  |      |      | 10,778  | 7,545     |
| Residual     |     | 62,596     |         |         |      |      |         |           |

2.357 acres

Total land value

260,778

182,545

## Residential Dwelling Information

Subject Code Description

Condominium

|                |    |                  |
|----------------|----|------------------|
| Style          | 19 | Modern Colonial  |
| Exterior Walls | 01 | Clapboards       |
| Roof Material  | 01 | Asphalt Shingles |
| Roof Type      | 02 | Hip              |
| Foundation     | 01 | Poured Concrete  |
| Interior Walls | 02 | Drywall          |
| Floors         | 01 | Hardwood         |
| Heating System | 02 | Forced Hot Air   |
| Fuel           | 02 | Natural Gas      |
| Attic          | 99 | None             |
| Grade          | 47 | A-               |
| Garage         | 23 | Attached 3 car   |
| Area Over Gar. | 01 | Fully Finished   |
| Basement       | 01 | Full             |
| Bsmt Fin Qual  | 01 | Unfinished       |
| Air Condition  | 01 | Central Air      |
| Interior Cond  | 05 | Good             |
| Exterior Cond  | 05 | Good             |

Story Height 2.0

|                  |    |                 |       |
|------------------|----|-----------------|-------|
| Total Rooms      | 11 | Garage cars     | 3     |
| Bedrooms         | 5  | Unfinished area |       |
| Family Rooms     | 1  | Dormer linear f |       |
| Full Baths       | 5  | Masonry trim sf |       |
| Half Baths       | 1  | Finish bsmt sz  |       |
| Addtn'l fixtures | 6  | Rec Room Size   |       |
| Whirlpools       |    | Living area     | 5,376 |
| Saunas           |    | # Living Units  | 1     |
| M/F stacks       | 1  |                 |       |
| W/B stacks       |    |                 |       |
| W/B openings     |    |                 |       |

Actual Year Built: 2015

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt | Area         | 453,920 |
|----------------|-------|----------------|--------------|---------|
| Basement       | Full  |                | 1,971        |         |
| Heating        | Yes   | A/C Yes        |              | 12,950  |
| Plumbing       | 5 F/B | 1 H/B          | 6 Add'l fix. | Wh/p    |
| Attic          | None  |                | Attic size:  | Saunas  |
| Additions      |       |                |              | 227,869 |
| Other Features |       | M Stks         |              | 3,000   |

|              |    |                           |
|--------------|----|---------------------------|
| Sub-Total    |    | 724,239                   |
| Grade        | A- | Factor 1.4500             |
| CDU          |    | C&D Factor 1.00           |
| Depreciation |    | 10 %                      |
|              |    | Computed cost value @ 70% |
|              |    | 661,592                   |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| G Garages                | FRL Attached frame GT 65  | 726   | 32,526 |
| G Garages                | FSF Full-story fin o/gar  | 506   | 33,894 |
| L Living Area            | AIR Air conditioning      | 506   | 1,538  |
| L Living Area            | BSMT Basement addition    | 408   | 7,519  |
| L Living Area            | FRFF Frame first floor    | 408   | 46,708 |
| L Living Area            | AIR Air conditioning      | 408   | 1,240  |
| L Living Area            | BSMT Basement addition    | 520   | 9,583  |
| L Living Area            | FRFF Frame first floor    | 520   | 59,530 |
| L Living Area            | AIR Air conditioning      | 520   | 1,581  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 1,480 | 33,750 |

Total additions 227,869

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|-------|------|-------|
| RS1 Frame    | 16  | 20  | 320  | 30.00 | 2018 | C   | 9,600 | 50   | 4,800 |
| Utility Shed |     |     |      |       |      |     |       |      |       |

Value at 70%

3,360

Value at 100%

4,800

