

Property at 00046 PRINCETON DRIVE

Prop ID 5120046

Printed 07-Feb-2024 10:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MA YU
 Second name:
 Address: 46 PRINCETON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 5120046 Neigh.: Zone: R40 Vol: 774 Page: 1139

Assessments

Assmt category	Qty	Amount
Resident Land	.92	175,000
Resident Dwelling	1.00	755,780

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-May-2022
 Sale price: 1,380,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,331,457

Summary

Total assessments	932,020
Total exemptions	
Net assessment	932,020

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9648
 Mkt/sale :
 Assmt/sale: .6754

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	.237	7,500	1,778			1,778	1,245
Residual		10,324						

1.157 acres

Total land value

251,778

176,245

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	02	Wood Shingles
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	07	Hydro Air
Fuel	02	Natural Gas
Attic	99	None
Grade	57	AA-
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0			
Total Rooms	11	Garage cars	3
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	6	Masonry trim sf	600
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	5	Rec Room Size	950
Whirlpools	1	Living area	5,538
Saunas		# Living Units	1
M/F stacks	1		
W/B stacks	2		
W/B openings	2		

Actual Year Built: 2005

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,131	485,170
Basement	Full				
Heating	Yes	A/C Yes			13,830
Plumbing	6 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas 33,500
Attic	None		Attic size:		
Additions					188,235
Other Features	Mason Trim	WB Stks	M Stks	RR	50,471

Sub-Total		771,206
Grade	AA-	Factor 1.7500
CDU	C&D Factor 1.00	1,349,611
Depreciation	20 %	1,079,689
	Computed cost value @ 70%	755,782

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	961	43,055
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
P Porches, Patios, Decks	DECK Wood deck	624	16,530
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
L Living Area	AIR Air conditioning	396	1,204
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	BSMT Basement addition	80	1,474
L Living Area	AIR Air conditioning	80	243
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 188,235

