

Property at 00047 PRINCETON DRIVE

Prop ID 5120047

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

Administrative Information

Owner name: JAMIL SOHAIB
 Second name:
 Address: 47 PRINCETON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 5120047 Neigh.: Zone: R40 Vol: 752 Page: 471

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.44	2,310
Resident Dwelling	1.00	758,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Jan-2021
 Sale price: 1,175,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,287,557

Summary

Total assessments	901,290
Total exemptions	
Net assessment	901,290

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0958
 Mkt/sale :
 Assmt/sale: .7671

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.439	7,500	3,293			3,293	2,305
Residual		19,123						

1.359 acres

Total land value

203,293

142,305

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
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	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2015

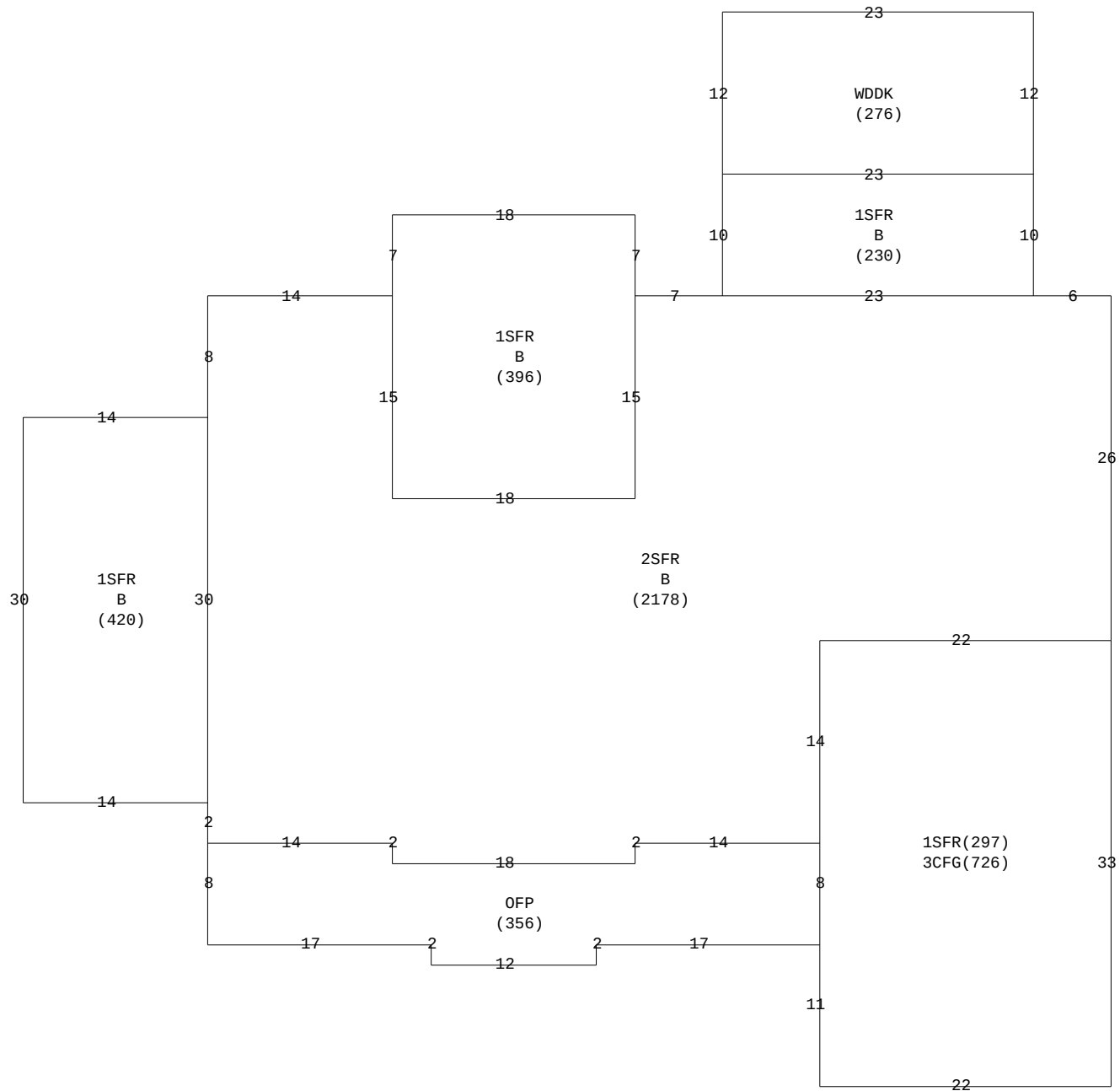
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				2,178	494,350
Heating	Yes	A/C	Yes			14,090
Plumbing	7 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas	35,500
Attic	None	Attic size:				
Additions						224,526
Other Features	M Stks RR					62,387
Sub-Total						830,853
Grade	A-	Factor	1.4500			1,204,737
CDU		C&D Factor	1.00			1,204,737
Depreciation				10 %		1,084,263
				Computed cost value @ 70%		758,984

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
G Garages	FSF Full-story fin o/gar	297	19,894
L Living Area	AIR Air conditioning	297	903
L Living Area	BSMT Basement addition	230	4,238
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	AIR Air conditioning	230	699
P Porches, Patios, Decks	DECK Wood deck	276	7,311
L Living Area	BSMT Basement addition	396	7,297
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	AIR Air conditioning	396	1,204
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	FOFF Frame open first flo	356	21,690

Total additions 224,526



SALE 12-28-12 TO TOLL CT INCLUDES 14 PARCELS TOTAL - \$3,210,000