

Property at 00052 PRINCETON DRIVE

Prop ID 5120052

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

Administrative Information

Owner name: YU NANCY
 Second name:
 Address: 52 PRINCETON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 5120052 Neigh.: Zone: R40 Vol: 698 Page: 1078

Assessments

Assmt category	Qty	Amount
Resident Land	.92	175,000
Resident Dwelling	1.00	770,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2016
 Sale price: 1,187,681
 Sale valid:

Values

Mkt value :
 Cost value: 1,354,700

Summary

Total assessments	948,290
Total exemptions	
Net assessment	948,290

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1406
 Mkt/sale :
 Assmt/sale: .7984

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	.536	7,500	4,020		4,020	2,814
Residual	23,348						

1.456 acres

Total land value

254,020

177,814

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	99	None	Half Baths	1
Grade	47	A-	Addn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2015	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,878	631,050
Basement	Full with walk				
Heating	Yes	A/C Yes			17,950
Plumbing	6 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		32,500
Additions					158,426
Other Features		M Stks RR			53,122

Sub-Total				893,048
Grade	A-	Factor 1.4500		1,294,920
CDU		C&D Factor 1.00		1,294,920
Depreciation		15 %		1,100,682
		Computed cost value @ 70%		770,477

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	198	13,263
L Living Area	AIR Air conditioning	198	602
G Garages	FR Attached frame LE 65	336	15,823
P Porches, Patios, Decks	DECK Wood deck	237	6,278
L Living Area	BSMT Basement addition	248	4,570
L Living Area	FRFF Frame first floor	248	28,391
L Living Area	AIR Air conditioning	248	754
P Porches, Patios, Decks	BPAT Brick/flagstone pati	165	3,763
P Porches, Patios, Decks	DECK Wood deck	165	4,371
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
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179

Total additions 158,426

