

Property at 00058 PRINCETON DRIVE

Prop ID 5120058

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Administrative Information

Owner name: MALKOON BRIANA
 Second name:
 Address: 58 PRINCETON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 5120058 Neigh.: Zone: R40 Vol: 819 Page: 121

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Oct-2026
Resident Land	.92	175,000				Sale price: 1,880,000
Resident Dwelling	1.00	765,400				Sale valid:
						Values
Resident Excess	.53	2,760				Mkt value :
						Cost value: 1,347,371
Summary			Utilities		Sales ratios	
Total assessments		943,160	Water	Connecticut	Cost/sale :	.7167
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		943,160	Gas	CNG	Assmt/sale:	.5017

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	.526	7,500	3,945			3,945	2,762
Residual		22,913						
1.446 acres				Total land value			253,945	177,762

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	07	Attic	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	4
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	5,594
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2006				

Building Valuation Summary

						Area	
Dwelling	Masonry	2 story w/bsmt				2,197	522,360
Basement	Full with walk						
Heating	Yes	A/C Yes					14,190
Plumbing	4 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas		24,000
Attic	None			Attic size:			
Additions							203,966
Other Features		WB Stks	M Stks				16,500
Sub-Total							781,016
Grade	AA-	Factor 1.7500					1,366,778
CDU		C&D Factor 1.00					1,366,778
Depreciation		20 %					1,093,422
Computed cost value @ 70%							765,395

Building additions

Category	Type	Area	Value
G Garages	MA Attached masonry LE	624	27,705
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	MA Attached masonry LE	632	28,017
L Living Area	BSMT Basement addition	576	10,615
L Living Area	MAFF Masonry first floor	576	68,356
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	DECK Wood deck	180	4,768
P Porches, Patios, Decks	BPAT Brick/flagstone pati	379	8,643
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
P Porches, Patios, Decks	DECK Wood deck	108	2,861
Total additions			203,966

