

Property at 00063 PRINCETON DRIVE

Prop ID 5120063

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Administrative Information

Owner name: GAMBINO MICHAEL & MICHELLE
 Second name:
 Address: 63 PRINCETON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 5120063 Neigh.: Zone: R40 Vol: 745 Page: 1238

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Outbldg	1.00	30,730
Resident Dwelling	1.00	678,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2019
 Sale price: 205,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,215,643

Summary

Total assessments	850,950	
Total exemptions		
Net assessment	850,950	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 5.9300
 Mkt/sale :
 Assmt/sale: 4.1510

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	.254	7,500	1,905			1,905	1,334
Residual		11,064						

1.174 acres

Total land value

201,905

141,334

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	5
Grade	50	A	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2019	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,797	414,570
Basement	Full				
Heating	Yes	A/C Yes			11,800
Plumbing	4 F/B	1 H/B	5 Add'l fix.	Wh/p	21,000
Attic	None		Attic size:		
Additions					197,771
Other Features		WB Stks			13,500
Sub-Total					658,641
Grade	A	Factor 1.5500			1,020,894
CDU		C&D Factor 1.00			1,020,894
Depreciation		5 %			969,849
Computed cost value @ 70%					678,894

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,190	53,314
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
L Living Area	FRUF Frame upper full	887	74,269
L Living Area	AIR Air conditioning	887	2,696

Total additions 197,771

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5	2020	A	87,732	50	43,900
Value at 70%					30,730	Value at 100%			
						43,900			

