

Property at 00064 PRINCETON DRIVE

Prop ID 5120064

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Administrative Information

Owner name: VESCI JAMES & JOSEPHINE
Second name:
Address: 64 PRINCETON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 5120064 Neigh.: Zone: R40 Vol: 741 Page: 672

Assessments

Assmt category	Qty	Amount
Resident Land	.92	175,000
Resident Dwelling	1.00	592,010

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jun-2020
Sale price: 325,000
Sale valid:

Values

Resident Excess	.45	2,360

Summary

Total assessments	769,370
Total exemptions	
Net assessment	769,370

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 3.3818
Mkt/sale :
Assmt/sale: 2.3673

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	.450	7,500	3,375			3,375	2,363
Residual		19,602						

1.370 acres

Total land value

253,375

177,363

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			3,374	490,500
Basement	Full with walk					
Heating	Yes	A/C Yes				13,940
Plumbing	3 F/B	H/B 3 Add'l fix.	Wh/p	Saunas		11,500
Attic	None	Attic size:				
Additions						103,763
Other Features		M Stks RR				6,759

Sub-Total						626,462
Grade	B+	Factor 1.3500				845,724
CDU		C&D Factor 1.00				845,724
Depreciation		%				845,724
		Computed cost value @ 70%				592,007

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
P Porches, Patios, Decks	CNPY Canopy	150	3,179
P Porches, Patios, Decks	F0FF Frame open first flo	119	7,250
P Porches, Patios, Decks	F0FF Frame open first flo	264	16,084
P Porches, Patios, Decks	F0FF Frame open first flo	429	26,137
P Porches, Patios, Decks	F0FF Frame open first flo	133	8,103

Total additions 103,763

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	03	Aluminum Siding	
Roof Material		Unknown	
Roof Type	05	Flat	
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	43	B+	
Garage	23	Attached 3 car	
Area Over Gar.	99	None	
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	

Story Height 1.0	
Total Rooms	6
Garage cars	3
Bedrooms	2
Unfinished area	
Family Rooms	1
Dormer linear f	
Full Baths	3
Masonry trim sf	
Half Baths	
Finish bsmt sz	
Addtn'l fixtures	3
Rec Room Size	150
Whirlpools	
Living area	3,374
Saunas	
# Living Units	1
M/F stacks	1
W/B stacks	
W/B openings	

Actual Year Built: 2021

