

Property at 00009 SCARBOROUGH DRIVE

Prop ID 5130009

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Administrative Information

Owner name: EMMINGS RICHARD H & ADELE R
 Second name:
 Address: 9 SCARBOROUGH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
 Lot: 5130009 Neigh.: Zone: R40 Vol: 716 Page: 1285

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.09	450
Resident Dwelling	1.00	916,100
Resident Outbldg	2.00	47,040

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 22-Feb-2018
 Sale price: 1,325,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,576,557

Summary

Total assessments	1,103,590
Total exemptions	
Net assessment	1,103,590

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1899
 Mkt/sale :
 Assmt/sale: .8329

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	.086	7,500	645		645	452
Residual		3,746					

1.006 acres

Total land value

200,645

140,452

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	02	Hip			
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	6	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	5	Rec Room Size 1,600
Grade	60	AA	Whirlpools	1	Living area 6,220
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2007		

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	502,900
Basement	Full		2,102	
Heating	Yes	A/C Yes		13,670
Plumbing	6 F/B	2 H/B 5 Add'l fix.	1 Wh/p	37,000
Attic	None	Attic size:		
Additions				274,602
Other Features	WB Stks	RR		56,098
Sub-Total				884,270
Grade	AA	Factor 1.8500		1,635,900
CDU		C&D Factor 1.00		1,635,900
Depreciation		20 %		1,308,720
Computed cost value @ 70%				916,104

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,040	46,594
G Garages	FSF Full-story fin o/gar	956	64,037
L Living Area	AIR Air conditioning	956	2,906
P Porches, Patios, Decks	MOFF Masonry open first f	138	9,417
L Living Area	MAFF Masonry first floor	20	2,373
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	MAFF Masonry first floor	20	2,373
L Living Area	BSMT Basement addition	660	12,162
L Living Area	MAFF Masonry first floor	660	78,324
L Living Area	AIR Air conditioning	660	2,006
L Living Area	BSMT Basement addition	360	6,634
L Living Area	MAFF Masonry first floor	360	42,722
L Living Area	AIR Air conditioning	360	1,094

Total additions 274,602

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2007	C	88,440	50	44,200
RPH Res. Pool House	14	26	364	126.5	2007	C	46,064	50	23,000
Value at 70%		47,040	Value at 100%		67,200				

