

Property at 00021 SCARBOROUGH DRIVE

Prop ID 5130021

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Administrative Information

Owner name: TOUSIGNANT SUSAN
Second name:
Address: 21 SCARBOROUGH DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
Lot: 5130021 Neigh.: Zone: R40 Vol: 436 Page: 1002

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	130
Resident Dwelling	1.00	525,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Aug-2002
Sale price: 869,892
Sale valid: Y

Values

Mkt value :
Cost value: 950,686

Summary

Total assessments	665,480
Total exemptions	
Net assessment	665,480

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0929
Mkt/sale :
Assmt/sale: .7650

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	.025	7,500	188			188	132
Residual	1,089							

.945 acres

Total land value

200,188

140,132

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,000
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	4,103
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,644	390,060
Basement	Full			
Heating	Yes	A/C Yes		11,150
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				135,519
Other Features	Mason Trim	WB Stks	M Stks	RR
				46,738

Sub-Total				606,467
Grade	A+	Factor 1.6500		1,000,671
CDU		C&D Factor 1.00		1,000,671
Depreciation		25 %		750,503
		Computed cost value @ 70%		525,352

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
L Living Area	BSMT Basement addition	239	4,404
L Living Area	FRFF Frame first floor	239	27,361
L Living Area	AIR Air conditioning	239	727
P Porches, Patios, Decks	DECK Wood deck	325	8,609
P Porches, Patios, Decks	FOFF Frame open first flo	270	16,450

Total additions 135,519

