

Property at 00028 SCARBOROUGH DRIVE

Prop ID 5130028

Printed 07-Feb-2024 10:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOND CRAIG W & CYNTHIA E TTEES
Second name:
Address: 28 SCARBOROUGH DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
Lot: 5130028 Neigh.: Zone: R40 Vol: 789 Page: 763

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.09	470
Resident Dwelling	1.00	587,820

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2004
Sale price: 950,000
Sale valid:

Values

Mkt value :
Cost value: 1,040,414

Summary

Total assessments	728,290
Total exemptions	
Net assessment	728,290

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0952
Mkt/sale :
Assmt/sale: .7666

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	.090	7,500	675			675	473
Residual		3,920						

1.010 acres

Total land value

200,675

140,473

Building Valuation Summary

				Area	
Dwelling	Masonry	2 story w/bsmt		1,989	479,760
Basement	Full with walk				
Heating	Yes	A/C Yes			13,050
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas 31,500
Attic	None			Attic size:	
Additions					121,970
Other Features		WB Stks	M Stks	RR	32,305

Sub-Total				678,585
Grade	A+	Factor 1.6500		1,119,665
CDU		C&D Factor 1.00		1,119,665
Depreciation		25 %		839,749
		Computed cost value @ 70%		587,824

Building additions

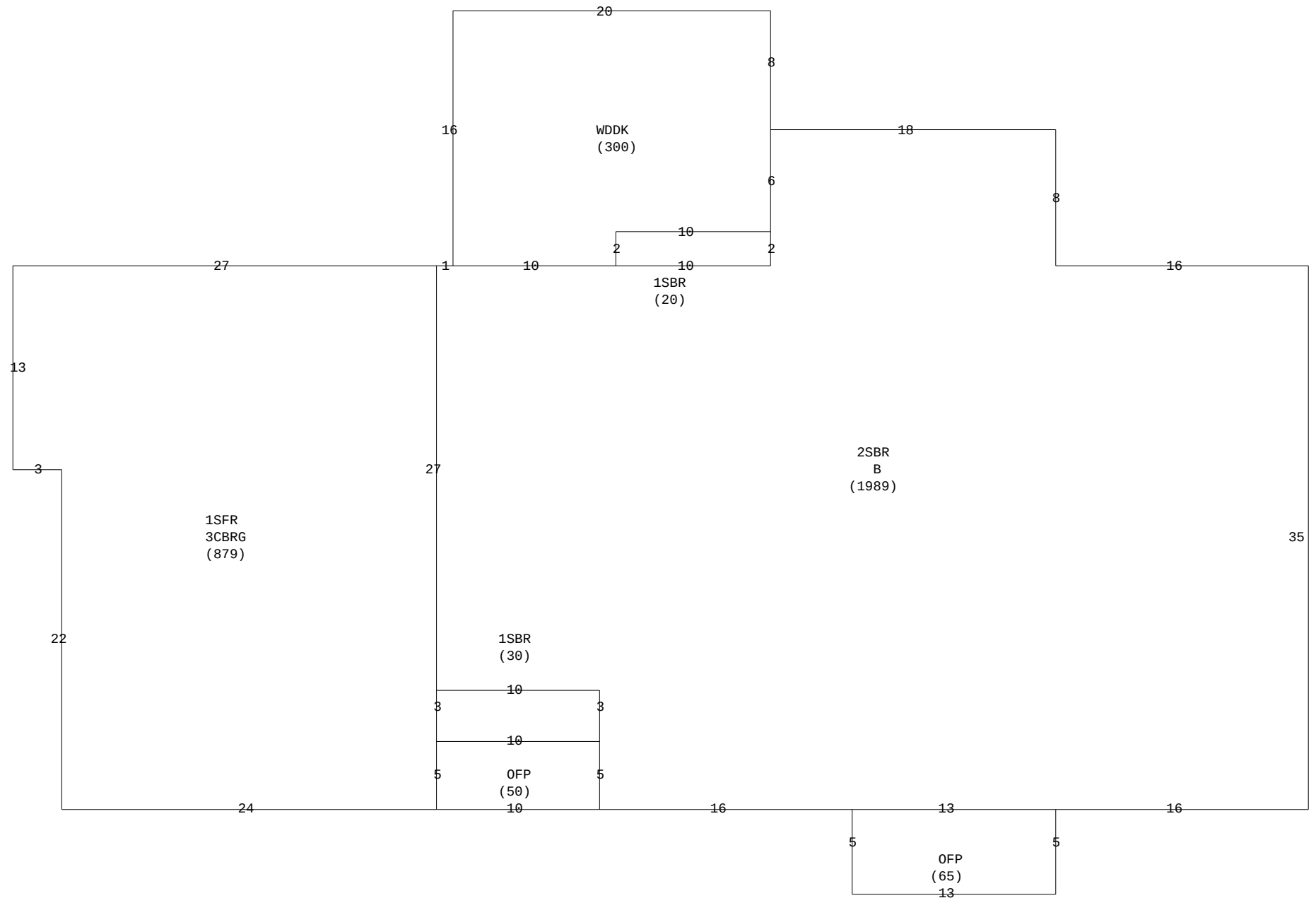
Category	Type	Area	Value
G Garages	MAL Attached masonry GT	879	39,381
G Garages	FSF Full-story fin o/gar	879	58,879
L Living Area	AIR Air conditioning	879	2,672
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	MAFF Masonry first floor	30	3,560
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	MAFF Masonry first floor	20	2,373
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	AIR Air conditioning	50	152

Total additions 121,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	12	Brick Veneer		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
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	53	A+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2004	

Scale: 1" = 8.60 feet



5-25-00 SALE INCLUDES 16 PARCELS TOTAL - \$1,100,000
CRAIG W & CYNTHIA E BOND LVG TRST DTD 11-16-23 V789 P763 11-22-23