

Property at 00032 SCARBOROUGH DRIVE

Prop ID 5130032

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Administrative Information

Owner name: GROSNICK BRYAN & SARAH CO-TTEES
 Second name:
 Address: 32 SCARBOROUGH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
 Lot: 5130032 Neigh.: Zone: R40 Vol: 815 Page: 189

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	140
Resident Dwelling	1.00	445,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Mar-2020
 Sale price: 650,000
 Sale valid:

Values

Mkt value :
 Cost value: 837,071

Summary

Total assessments	585,950
Total exemptions	
Net assessment	585,950

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2878
 Mkt/sale :
 Assmt/sale: .9015

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	.026	7,500	195			195	137
Residual		1,133						

.946 acres

Total land value

200,195

140,137

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,340	330,690
Basement	Full with walk				
Heating	Yes	A/C Yes			9,470
Plumbing	4 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	20,000
Additions					107,944
Other Features		M Stks RR			19,916

Sub-Total			488,020
Grade	A-	Factor 1.4500	707,629
CDU		C&D Factor 1.00	707,629
Depreciation		10 %	636,866
		Computed cost value @ 70%	445,806

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	572	38,315
L Living Area	AIR Air conditioning	572	1,739
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	BSMT Basement addition	139	2,561
L Living Area	FRFF Frame first floor	139	15,913
L Living Area	AIR Air conditioning	139	423
P Porches, Patios, Decks	DECK Wood deck	300	7,947

Total additions 107,944

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars
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	47	A-	Full Baths 4
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size 675
Interior Cond	05	Good	Living area 3,391
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2015

