

Property at 00033 SCARBOROUGH DRIVE

Prop ID 5130033

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Administrative Information

Owner name: VAN DUSEN MICHAEL E CO-TTE
 Second name: VAN DUSEN ROSANNAH C CO-TTE
 Address: 33 SCARBOROUGH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
 Lot: 5130033 Neigh.: Zone: R40 Vol: 791 Page: 511

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Exemptions	Last sale
Resident Land	.92	140,000	AAA	Veteran 1,000		Sale date: 11-Dec-2007
Resident Excess	.03	130	CAB	Add Vet 500		Sale price: 1,195,000
Resident Dwelling	1.00	660,200	DAC	Veteran 10,000		Sale valid:
Resident Outbldg	1.00	1,470				Values

Values

Mkt value :
 Cost value: 1,145,429

Summary

Summary	Utilities	Sales ratios
Total assessments 801,800	Water Connecticut	Cost/sale : .9585
Total exemptions 11,500	Sewer Septic	Mkt/sale :
Net assessment 790,300	Gas CNG	Assmt/sale: .6710

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	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 11
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	01	Oil	Full Baths 4
Attic	99	None	Half Baths 2
Grade	53	A+	Finish bsmt sz
Garage	23	Attached 3 car	Addn'l fixtures 4
Area Over Gar.	01	Fully Finished	Rec Room Size
Basement	01	Full	Living area 5,692
Bsmt Fin Qual	01	Unfinished	Whirlpools 1
Air Condition	01	Central Air	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 2000			

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	559,430
Basement	Full		2,378	
Heating	Yes	A/C Yes		15,190
Plumbing	4 F/B	2 H/B 4 Add'l fix.	1 Wh/p	26,500
Attic	None	Attic size:		
Additions				141,513
Other Features		WB Stks M Stks		19,500
Sub-Total				762,133
Grade	A+	Factor 1.6500		1,257,519
CDU		C&D Factor 1.00		1,257,519
Depreciation		25 %		943,139
		Computed cost value @ 70%		660,197

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	896	40,143
G Garages	FSF Full-story fin o/gar	896	60,018
L Living Area	AIR Air conditioning	896	2,724
L Living Area	MAFF Masonry first floor	40	4,747
L Living Area	BSMT Basement addition	40	737
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	422	25,711

Total additions 141,513

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

