

Property at 00040 SCARBOROUGH DRIVE

Prop ID 5130040

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Administrative Information

Owner name: THARPE ERNEST SHAW III &
Second name: LORI MARIE TTEES
Address: 40 SCARBOROUGH DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
Lot: 5130040 Neigh.: Zone: R40 Vol: 796 Page: 1168

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	140
Resident Dwelling	1.00	479,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Nov-2021
Sale price: 749,619
Sale valid:

Values

Mkt value :
Cost value: 885,714

Summary

Total assessments	620,000
Total exemptions	
Net assessment	620,000

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1816
Mkt/sale :
Assmt/sale: .8271

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

Dwelling	Frame	2 story w/bsmt	Area	322,100
Basement	Full		1,296	
Heating	Yes	A/C Yes		9,230
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:		
Additions				101,385
Other Features		M Stks RR		25,555

Sub-Total			472,770
Grade	A-	Factor 1.4500	685,517
CDU		C&D Factor 1.00	685,517
Depreciation		%	685,517
		Computed cost value @ 70%	479,862

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	472	31,616
L Living Area	AIR Air conditioning	472	1,435
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	CPAT Concrete patio	168	1,432
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,076	24,537

Total additions 101,385

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 3
Floors	01	Hardwood	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 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size 900
Interior Cond	05	Good	Living area 3,064
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2021

