

Property at 00041 SCARBOROUGH DRIVE

Prop ID 5130041

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Administrative Information

Owner name: MELARAGNO ANDREW & BRITTANEY
 Second name:
 Address: 41 SCARBOROUGH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
 Lot: 5130041 Neigh.: Zone: R40 Vol: 760 Page: 586

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	130
Resident Dwelling	1.00	429,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jun-2021
 Sale price: 755,045
 Sale valid:

Values

Mkt value :
 Cost value: 813,629

Summary

Total assessments	569,540
Total exemptions	
Net assessment	569,540

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0776
 Mkt/sale :
 Assmt/sale: .7543

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	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
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	47	A-	Full Baths	2
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	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,038
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2021	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,290	320,930
Basement	Full			
Heating	Yes	A/C Yes		9,200
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				76,681
Other Features		WB Stks		6,750
Sub-Total				423,061
Grade	A-	Factor 1.4500		613,438
CDU		C&D Factor 1.00		613,438
Depreciation		%		613,438
Computed cost value @ 70%				429,407

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	874	39,157
G Garages	FSF Full-story fin o/gar	458	30,679
L Living Area	AIR Air conditioning	458	1,392
P Porches, Patios, Decks	CPAT Concrete patio	168	1,432
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021

Total additions 76,681

