

Property at 00048 SCARBOROUGH DRIVE

Prop ID 5130048

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Administrative Information

Owner name: OLANDER MATTHEW AND
 Second name: KULBABCHUK ALONA
 Address: 48 SCARBOROUGH DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 01 003
 Lot: 5130048 Neigh.: Zone: R40 Vol: 772 Page: 1219

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.18	920
Resident Dwelling	1.00	452,830
Resident Outbldg	1.00	30,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Mar-2022
 Sale price: 833,401
 Sale valid:

Values

Mkt value :
 Cost value: 892,014

Summary

Total assessments	624,410
Total exemptions	
Net assessment	624,410

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0703
 Mkt/sale :
 Assmt/sale: .7492

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	.176	7,500	1,320			1,320	924
Residual		7,667						

1.096 acres

Total land value

201,320

140,924

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2021

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,296	322,100
Heating	Yes	A/C	Yes			9,230
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas	15,000
Attic	None	Attic size:				
Additions						84,272
Other Features	M Stks RR					15,531

Sub-Total				446,133
Grade	A-	Factor 1.4500		646,893
CDU		C&D Factor 1.00		646,893
Depreciation		%		646,893
		Computed cost value @ 70%		452,825

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	144	1,227
P Porches, Patios, Decks	DECK Wood deck	288	7,629

Total additions 84,272

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	86.85	2023	B	87,545	50	43,800
Value at 70%			30,660				Value at 100%		43,800

