

Property at 00049 SCARBOROUGH DRIVE

Prop ID 5130049

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Administrative Information

Owner name: ROBERTS WILLIAM J AND
 Second name: FRANSEN JOSEPH M
 Address: 49 SCARBOROUGH DR
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 011
 Lot: 5130049 Neigh.: Zone: R40 Vol: 772 Page: 195

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.33	1,730
Resident Dwelling	1.00	478,820

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Feb-2022
 Sale price: 830,804
 Sale valid: 7

Values

Mkt value :
 Cost value: 886,500

Summary

Total assessments	620,550
Total exemptions	
Net assessment	620,550

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0670
 Mkt/sale :
 Assmt/sale: .7469

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	.329	7,500	2,468			2,468	1,728
Residual		14,331						

1.249 acres

Total land value

202,468

141,728

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	322,100
Basement	Full with walk		1,296	
Heating	Yes	A/C Yes		9,230
Plumbing	3 F/B	2 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				94,855
Other Features		M Stks RR		28,061

Sub-Total		471,746
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		%
		Computed cost value @ 70%
		478,822

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
L Living Area	BSMT Basement addition	120	2,211
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	DECK Wood deck	256	6,781

Total additions 94,855

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	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 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 2
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size 1,000
Interior Cond	05	Good	Living area 3,184
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2021

