

Property at 00009 LANCASTER COURT

6309

Prop ID 5170009

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Administrative Information

Owner name: SINATRO JAMES A JR & ANNA D
Second name:
Address: 9 LANCASTER COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 043 Clerk map:
Lot: 5170009 Neigh.: HR Zone: Vol: 708 Page: 550

Assessments

Assmt category	Qty	Amount
Resident Condo	1.00	428,000

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 10-Apr-2017
Sale price: 392,000
Sale valid:

Values

Mkt value :
Cost value: 611,429

Summary

Total assessments	428,000
Total exemptions	
Net assessment	428,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5598
Mkt/sale :
Assmt/sale: 1.0918

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,585	594,550
Basement	Full				
Heating	Yes	A/C Yes			
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	
Attic	None	Attic size:			
Additions					
Other Features		M Stks RR			16,875

Sub-Total		611,425
Grade	Factor	611,425
CDU	C&D Factor 1.00	611,425
Depreciation	%	611,425
	Computed cost value @ 70%	427,998

Building additions

Category	Type	Area	Value
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Total additions

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	16	Condominium	HUNTER'S RUN	05 PENDLETON
Exterior Walls	01	Clapboards	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	2 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size 675
Grade		Unknown	Whirlpools	1 Living area 2,585
Garage	22	Attached 2 car	Saunas	# Living Units 1
Area Over Gar.		Unknown	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air	Actual Year Built: 2002	
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

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Prop ID 5170009 Card 01

No sketch for this property