

Property at 00086 WINDSOR COURT

Prop ID 5310086

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Administrative Information

Owner name: THOMPSON CAMRON J AND
 Second name: MELINDA M
 Address: 86 WINDSOR COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map: 08 070
 Lot: 5310086 Neigh.: Zone: R40 Vol: 703 Page: 1135

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.35	1,840
Resident Dwelling	1.00	591,620
Resident Outbldg	1.00	1,680

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 10-Nov-2016
 Sale price: 914,990
 Sale valid:

Values

Mkt value :
 Cost value: 1,050,200

Summary

Total assessments	735,140
Total exemptions	
Net assessment	735,140

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1478
 Mkt/sale :
 Assmt/sale: .8034

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	.350	7,500	2,625		2,625	1,838
Residual		15,246					

1.270 acres

Total land value

202,625

141,838

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	07	Hardwood/Carpet		
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	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2016

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,972	454,120
Heating	Yes	A/C	Yes			12,960
Plumbing	5 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas	26,000
Attic	None	Attic size:				
Additions						121,452
Other Features	Mason Trim	M Stks RR				33,108

Sub-Total					647,640
Grade	A-	Factor 1.4500			939,078
CDU		C&D Factor 1.00			939,078
Depreciation		10 %			845,170
		Computed cost value @ 70%			591,619

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	710	31,809
G Garages	FSF Full-story fin o/gar	456	30,545
L Living Area	AIR Air conditioning	456	1,386
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
L Living Area	BSMT Basement addition	152	2,801
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	AIR Air conditioning	152	462
P Porches, Patios, Decks	FOFF Frame open first flo	256	15,597
P Porches, Patios, Decks	BPAT Brick/flagstone pati	588	13,409

Total additions 121,452

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2025	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

