

Property at 00008 CLEARWATER COURT

Prop ID 5360008

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Administrative Information

Owner name: TURNER MICHAEL AND
Second name: TURNER DANIELLE L
Address: 8 CLEARWATER COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5360008 Neigh.: Zone: R40 Vol: 722 Page: 177

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	160
Resident Dwelling	1.00	522,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-2018
Sale price: 725,000
Sale valid: 25

Values

Mkt value :
Cost value: 946,300

Summary

Total assessments	662,410
Total exemptions	
Net assessment	662,410

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3052
Mkt/sale :
Assmt/sale: .9137

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

200,225

140,158

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	280
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Addtn'l fixtures	3
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	4,766
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,002
Basement	Full with walk		459,980
Heating	Yes	A/C Yes	13,120
Plumbing	4 F/B	2 H/B	3 Add'l fix.
Attic	None	1 Wh/p Saunas	
Additions	Attic size:		26,000
Other Features	Mason Trim WB Stks M Stks		121,434
			21,243

Sub-Total		641,777
Grade	A	Factor 1.5500
CDU	C&D Factor 1.00	994,754
Depreciation	25 %	994,754
Computed cost value @ 70%		746,066
		522,246

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
G Garages	FSF Full-story fin o/gar	634	42,468
L Living Area	AIR Air conditioning	634	1,927
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
P Porches, Patios, Decks	BPAT Brick/flagstone pati	196	4,470
L Living Area	BSMT Basement addition	128	2,359
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	AIR Air conditioning	128	389
P Porches, Patios, Decks	DECK Wood deck	392	10,384

Total additions 121,434

