

Property at 00012 CLEARWATER COURT

Prop ID 5360012

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Administrative Information

Owner name: FOSS MICHAEL E
 Second name:
 Address: 12 CLEARWATER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5360012 Neigh.: Zone: R40 Vol: 780 Page: 360

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	140,000			Sale date: 27-Oct-2022
Resident Dwelling	1.00	493,600			Sale price: 927,000
Resident Outbldg	1.00	9,730			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.47	2,470			Mkt value :
					Cost value: 922,571

Summary

Summary	Amount	Utilities	Amount	Sales ratios
Total assessments	645,800	Water Connecticut		Cost/sale : .9952
Total exemptions		Sewer Public sewer		Mkt/sale :
Net assessment	645,800	Gas CNG		Assmt/sale: .6967

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	.470	7,500	3,525		3,525	2,468
Residual		20,473					

1.390 acres Total land value 203,525 142,468

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 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addn'l fixtures 4 Rec Room Size 1,100
Grade	50	A	Whirlpools 1 Living area 4,284
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 2
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2003

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,689	398,850
Heating	Yes	A/C Yes		11,400
Plumbing	4 F/B	2 H/B 4 Add'l fix. 1 Wh/p	Saunas	26,500
Attic	None	Attic size:		
Additions				129,510
Other Features		WB Stks M Stks RR		40,317

Sub-Total	Value
Grade A	606,577
CDU	Factor 1.5500 940,194
Depreciation	C&D Factor 1.00 940,194
	25 % 705,146
	Computed cost value @ 70% 493,602

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	800	35,842
G Garages	FSF Full-story fin o/gar	550	36,841
L Living Area	AIR Air conditioning	550	1,672
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
L Living Area	BSMT Basement addition	204	3,759
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	AIR Air conditioning	204	620
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	BPAT Brick/flagstone pati	343	7,822

Total additions 129,510

Outbuilding Information

Description	Wid Len	Area	Rate Year Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite		200	110.5 2007 B	27,859	50	13,900
Value at 70%	9,730			Value at 100%		13,900

