

Property at 00026 SOUTHGATE

Prop ID 5390026

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Administrative Information

Owner name: POLINSKY ERIC A & JILL F TTEES
 Second name:
 Address: 26 SOUTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 03 079
 Lot: 5390026 Neigh.: Zone: R40 Vol: 795 Page: 873

Assessments

Assmt category	Qty	Amount
Resident Land	.92	104,130
Resident Dwelling	1.00	439,510

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Mar-2006
 Sale price: 815,000
 Sale valid:

Values

Mkt value :
 Cost value: 777,386

Summary

Total assessments	544,170
Total exemptions	
Net assessment	544,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9538
 Mkt/sale :
 Assmt/sale: .6677

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		.15	148,750	104,125
Primary Site		40,075						
RES	12	.100	7,500	750			750	525
Residual		4,356						

1.020 acres

Total land value

149,500

104,650

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	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	2
Grade	47	A-	Addn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,411	344,560
Basement	Full			
Heating	Yes	A/C Yes		9,870
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	20,500
Attic	None	Attic size:		
Additions				176,876
Other Features	WB Stks	RR		25,546
Sub-Total				577,352
Grade	A-	Factor 1.4500		837,160
CDU		C&D Factor 1.00		837,160
Depreciation		25 %		627,870
Computed cost value @ 70%				439,509

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
G Garages	FSF Full-story fin o/gar	352	23,578
L Living Area	AIR Air conditioning	352	1,070
L Living Area	BSMT Basement addition	151	2,783
L Living Area	FRFF Frame first floor	151	17,287
L Living Area	AIR Air conditioning	151	459
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	BSMT Basement addition	156	2,875
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	AIR Air conditioning	156	474
L Living Area	BSMT Basement addition	406	7,482
L Living Area	FRFF Frame first floor	406	46,479
L Living Area	AIR Air conditioning	406	1,234
P Porches, Patios, Decks	BPAT Brick/flagstone pati	632	14,412

Total additions 176,876

