

Property at 00034 SOUTHGATE

Prop ID 5390034

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Administrative Information

Owner name: FERRANTI THOMAS J & STACEY A
 Second name:
 Address: 34 SOUTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 5390034 Neigh.: Zone: R40 Vol: 687 Page: 1107

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	530,710
Resident Outbldg	1.00	2,030

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 13-Jul-2015
 Sale price: 785,000
 Sale valid:

Values

Mkt value :
 Cost value: 952,314

Summary

Total assessments	666,620
Total exemptions	
Net assessment	666,620

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Cost/sale : 1.2131
 Mkt/sale :
 Assmt/sale: .8492

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
RES	12	2.168	7,500	16,260		16,260	11,382
Residual		94,438					

3.088 acres

Total land value

191,260

133,882

Residential Dwelling Information

Subject Code Description

Condominium

Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	47	A-	Addn'l fixtures	3
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		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2003

Building Valuation Summary

		Area	Value
Dwelling	Frame 2 story w/bsmt	1,629	387,130
Basement	Full		
Heating	Yes A/C Yes		11,070
Plumbing	4 F/B 2 H/B 3 Add'l fix. 1 Wh/p		26,000
Attic	None Attic size:		
Additions			229,494
Other Features	Mason Trim WB Stks RR		43,458
Sub-Total			697,152
Grade	A- Factor 1.4500		1,010,870
CDU	C&D Factor 1.00		1,010,870
Depreciation	25 %		758,153
	Computed cost value @ 70%		530,707

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	840	56,267
L Living Area	BSMT Basement addition	525	9,675
L Living Area	FRFF Frame first floor	525	60,103
L Living Area	FRUF Frame upper full	399	33,408
L Living Area	AIR Air conditioning	924	2,809
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	BPAT Brick/flagstone pati	448	10,216
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706

Total additions 229,494

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2016	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

