

Property at 00004 CAMBRIDGE CROSSING

Prop ID 6010004

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Administrative Information

Owner name: ZAMBRELLO ALFRED P AND
Second name: JANE K
Address: 4 CAMBRIDGE CROSSING
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 6010004 Neigh.: Zone: R40 Vol: 431 Page: 1178

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	388,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jul-2002
Sale price: 562,941
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.19	1,000			732,086

Summary

Total assessments	512,460
Total exemptions	
Net assessment	512,460

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3005
Mkt/sale :
Assmt/sale: .9103

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	.191	7,500	1,433		1,433	1,003
Residual		8,320					

1.111 acres

Total land value

176,433

123,503

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	324,830
Basement	Full		1,310	
Heating	Yes	A/C Yes		9,310
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				133,122
Other Features	Mason Trim WB Stks	RR		26,180

Sub-Total	510,942	
Grade A-	Factor 1.4500	740,866
CDU	C&D Factor 1.00	740,866
Depreciation	25 %	555,650
	Computed cost value @ 70%	388,955

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	898	40,232
L Living Area	BSMT Basement addition	528	9,730
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	AIR Air conditioning	528	1,605
L Living Area	FRUF Frame upper full	176	14,736
L Living Area	AIR Air conditioning	176	535
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838

Total additions 133,122

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	650
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	336
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,324
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

