

Property at 00009 CAMBRIDGE CROSSING

Prop ID 6010009

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Administrative Information

Owner name: PEDERSEN DANA M
 Second name:
 Address: 9 CAMBRIDGE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 6010009 Neigh.: Zone: R40 Vol: 518 Page: 032

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	122,500				Sale date: 16-May-2002
Resident Dwelling	1.00	386,780				Sale price: 586,859
						Sale valid: Y
					Values	
Resident Excess	.02	120				Mkt value :
						Cost value: 727,714
Summary			Utilities		Sales ratios	
Total assessments		509,400	Water	Connecticut	Cost/sale :	1.2400
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		509,400	Gas	CNG	Assmt/sale:	.8680

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	.023	7,500	173			173	121
Residual		1,002						
		.943 acres	Total land value				175,173	122,621

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	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,494	360,770
Basement	Full				
Heating	Yes	A/C Yes			10,320
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					79,967
Other Features		WB Stks			6,750
Sub-Total					475,307
Grade	A	Factor 1.5500			736,726
CDU		C&D Factor 1.00			736,726
Depreciation		25 %			552,545
Computed cost value @ 70%					386,782

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
L Living Area	BSMT Basement addition	208	3,833
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	208	632
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	BPAT Brick/flagstone pati	435	9,920
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
Total additions			79,967

Scale: 1" = 8.81 feet