

Property at 00010 CAMBRIDGE CROSSING

Prop ID 6010010

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Administrative Information

Owner name: LIANG BRUCE T AND
 Second name: TINA S
 Address: 10 CAMBRIDGE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 6010010 Neigh.: Zone: R40 Vol: 438 Page: 802

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Outbldg	1.00	23,660
Resident Dwelling	1.00	448,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Sep-2002
 Sale price: 640,984
 Sale valid: Y

Values

Mkt value :
 Cost value: 849,929

Summary

Total assessments	594,950
Total exemptions	
Net assessment	594,950

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3260
 Mkt/sale :
 Assmt/sale: .9282

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	.150	7,500	1,125			1,125	788
Residual		6,534						

1.070 acres

Total land value

176,125

123,288

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	423,650
Basement	Full		1,816	
Heating	Yes	A/C Yes		12,100
Plumbing	3 F/B	2 H/B 2 Add'l fix. 1 Wh/p	Saunas	20,500
Attic	None	Attic size:		
Additions				87,537
Other Features	WB Stks			6,750

Sub-Total		550,537
Grade A	Factor 1.5500	853,332
CDU	C&D Factor 1.00	853,332
Depreciation	25 %	639,999
	Computed cost value @ 70%	447,999

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
G Garages	FSF Full-story fin o/gar	674	45,147
L Living Area	AIR Air conditioning	674	2,049
P Porches, Patios, Decks	BPAT Brick/flagstone pati	219	4,994
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	AIR Air conditioning	24	73

Total additions 87,537

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 11
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 3
Attic	99	None	Half Baths 2
Grade	50	A	Finish bsmt sz
Garage	23	Attached 3 car	Addn'l fixtures 2
Area Over Gar.	01	Fully Finished	Rec Room Size
Basement	01	Full	Living area 4,330
Bsmt Fin Qual	01	Unfinished	Whirlpools 1
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2002

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	34	612	110.5	2002	C	67,657	50	33,800

Value at 70% 23,660

Value at 100% 33,800

