

Property at 00023 CAMBRIDGE CROSSING

Prop ID 6010023

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Administrative Information

Owner name: TAVTIGIAN KIRK D AND
 Second name: DALY KENNA I
 Address: 23 CAMBRIDGE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 6010023 Neigh.: Zone: R40 Vol: 445 Page: 203

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Nov-2002
Resident Land	.92	122,500	AFA	Veteran	3,500	Sale price: 801,936
Resident Dwelling	1.00	507,770	CFB	Add Vet	1,750	Sale valid: Y

DAC Veteran 10,000
 LBA Volfire 62,500

Values
 Mkt value :
 Cost value: 900,386

Summary

Total assessments	630,270	Water	Connecticut	Cost/sale : 1.1228
Total exemptions	77,750	Sewer	Public sewer	Mkt/sale :
Net assessment	552,520	Gas	CNG	Assmt/sale: .7859

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.919	175,000	175,000		175,000	122,500
Primary Site		40,032					

.919 acres Total land value 175,000 122,500

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
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	5
Attic	99	None	Half Baths	1
Grade	50	A	Addn'l fixtures	7
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk					1,677	396,510
Heating	Yes	A/C	Yes				11,330
Plumbing	5 F/B	1 H/B	7 Add'l fix.	1 Wh/p	Saunas		29,500
Attic	None	Attic size:					
Additions							148,093
Other Features	WB Stks		RR		38,555		
Sub-Total							623,988
Grade	A	Factor 1.5500					967,181
CDU		C&D	Factor 1.00				967,181
Depreciation	25 %						725,386
				Computed cost value @ 70%			507,770

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	756	33,870
G Garages	FSF Full-story fin o/gar	756	50,640
L Living Area	AIR Air conditioning	756	2,298
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	DECK Wood deck	584	15,470
L Living Area	FRFF Frame first floor	24	2,748
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310

Total additions 148,093

Scale: 1" = 9.05 feet