

Property at 00034 SKY VIEW DRIVE

Prop ID 6060034

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Administrative Information

Owner name: TARANTINO KENN R & MARIA V
 Second name: LIVING TRUSTS
 Address: 34 SKY VIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 6060034 Neigh.: Zone: RU2A Vol: 761 Page: 1231

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2021
Resident Land	2.00	525,000				Sale price: 2,700,000
Resident Dwelling	1.00	1,324,220				Sale valid:
					Values	
Resident Excess	5.14	27,010				Mkt value :
						Cost value: 2,680,329
Summary			Utilities		Sales ratios	
Total assessments		1,876,230	Water	Well		Cost/sale : .9927
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		1,876,230	Gas	None		Assmt/sale: .6949

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000			750,000	525,000
Primary Site		87,120						
RES	12	5.144	7,500	38,580			38,580	27,006
Residual		224,073						
		7.144 acres		Total land value			788,580	552,006

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	63	AA+	Full Baths	5
Garage	24	Attached 4 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	9,084
			Saunas	
			# Living Units	1
			M/F stacks	2
			W/B stacks	3
			W/B openings	
			Actual Year Built: 2009	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	4,313
Basement	Full		911,300
Heating	Yes	A/C Yes	
Plumbing	5 F/B	2 H/B	25,850
Attic	Fully Finished	5 Add'l fix.	32,000
Additions		1 Wh/p	14,199
Other Features		Saunas	180,239
		Attic size: 300	18,750
Sub-Total			1,182,338
Grade	AA+	Factor 2.0000	2,364,676
CDU		C&D Factor 1.00	2,364,676
Depreciation		20 %	1,891,741
		Computed cost value @ 70%	1,324,219

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	396	18,164
P Porches, Patios, Decks	CNPY Canopy	448	9,494
G Garages	FRL Attached frame GT 65	967	43,324
P Porches, Patios, Decks	FOFF Frame open first flo	198	12,063
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
P Porches, Patios, Decks	TERR Terrace	324	12,874
L Living Area	BSMT Basement addition	458	8,440
L Living Area	FRFF Frame first floor	458	52,432
L Living Area	AIR Air conditioning	458	1,392
P Porches, Patios, Decks	FOFF Frame open first flo	182	11,089
		Total additions	180,239

