

Property at 00011 BLUESTONE LANE

Prop ID 6150011

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Administrative Information

Owner name: EDGAR DAVID & KAREN M TRUSTEES
 Second name:
 Address: 11 BLUESTONE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6150011 Neigh.: Zone: R30 Vol: 784 Page: 100

Assessments

Assmt category	Qty	Amount
Resident Land	.70	122,500
Resident Dwelling	1.00	422,530
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Nov-2003
 Sale price: 740,900
 Sale valid:

Values

Mkt value :
 Cost value: 779,814

Summary

Total assessments	545,870
Total exemptions	
Net assessment	545,870

Utilities

Water	Connecticut
Sewer	None
Gas	None

Sales ratios

Cost/sale : 1.0525
 Mkt/sale :
 Assmt/sale: .7368

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.700	175,000	175,000			175,000	122,500
Primary Site		30,492						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2003

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,720	404,900
Basement	Full				
Heating	Yes	A/C Yes			11,570
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	Saunas	23,000
Attic	None	Attic size:			
Additions					105,832
Other Features		WB Stks M Stks			9,750
Sub-Total					555,052
Grade	A-	Factor 1.4500			804,825
CDU		C&D Factor 1.00			804,825
Depreciation		25 %			603,619
Computed cost value @ 70%					422,533

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	792	53,051
L Living Area	AIR Air conditioning	792	2,408
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	AIR Air conditioning	46	140
P Porches, Patios, Decks	DECK Wood deck	276	7,311

Total additions 105,832

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2004	C	2,400	50	1,200
Utility Shed									
Value at 70%					840	Value at 100%			
						1,200			

