

Property at 00025 ARLINGTON DRIVE

Prop ID 6260025

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Administrative Information

Owner name: LIN LIMING AND
 Second name: XIAO WENYUAN
 Address: 25 ARLINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6260025 Neigh.: BH Zone: R30 Vol: 688 Page: 851

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	291,110
Resident Excess	.25	1,310

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-2015
 Sale price: 519,000
 Sale valid:

Values

Mkt value :
 Cost value: 592,743

Summary

Total assessments	414,920
Total exemptions	
Net assessment	414,920

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1421
 Mkt/sale :
 Assmt/sale: .7995

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.250	7,500	1,875			1,875	1,313
Residual		10,890						

.940 acres Total land value 176,875 123,813

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	979	260,190
Basement	Full with walk		
Heating	Yes A/C Yes		7,490
Plumbing	2 F/B 1 H/B 2 Add'l fix. 1 Wh/p	Saunas	12,000
Attic	None Attic size:		
Additions			98,634
Other Features	WB Stks		6,750

Sub-Total		385,064
Grade B+	Factor 1.3500	519,836
CDU	C&D Factor 1.00	519,836
Depreciation	20 %	415,869
	Computed cost value @ 70%	291,108

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	520	23,002
G Garages	FSF Full-story fin o/gar	482	32,286
L Living Area	AIR Air conditioning	482	1,465
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 98,634

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 02 FARNHAM
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 2 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 2,720
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2007

