Property at 00035 ARLINGTON DRIVE — Prop ID 6260035 — Printed 24-Jul-2025 8:24 AM — Design and Layout (C) Right/Angles

Administrative Information

Owner name: MA DAVID L TRUSTEE
Second name: WANG WEI TRUSTEE
Address: 35 ARLINGTON DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
Lot: 6260035 Neigh.: BH Zone: R30 Vol: 805 Page: 261

Assessments

Assmt category	Qty	Amount
Resident Land	.39	122,500
Resident Dwellng	1.00	333,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Dec-2009
Sale price: 540,000
Sale valid:

Values

Mkt value :
Cost value: 651,771

Summary

Total assessments	456,240
Total exemptions	
Net assessment	456,240

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2070
Mkt/sale :
Assmt/sale: .8449

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.390	175,000	175,000			175,000	122,500
Primary Site		16,988						
		.390 acres		Total land value			175,000	122,500

Residential Dwelling Information

Subject	Code	Description
Style	19	Modern Colonial
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpeti
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	01	Fully Finished
Grade	43	B+
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

Condominium

BUCKINGHAM HERITAGE 06 GRISWOLD GRAND

Story Height 2.0

Total Rooms	10	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	
Whirlpools	1	Living area	3,656
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 2006

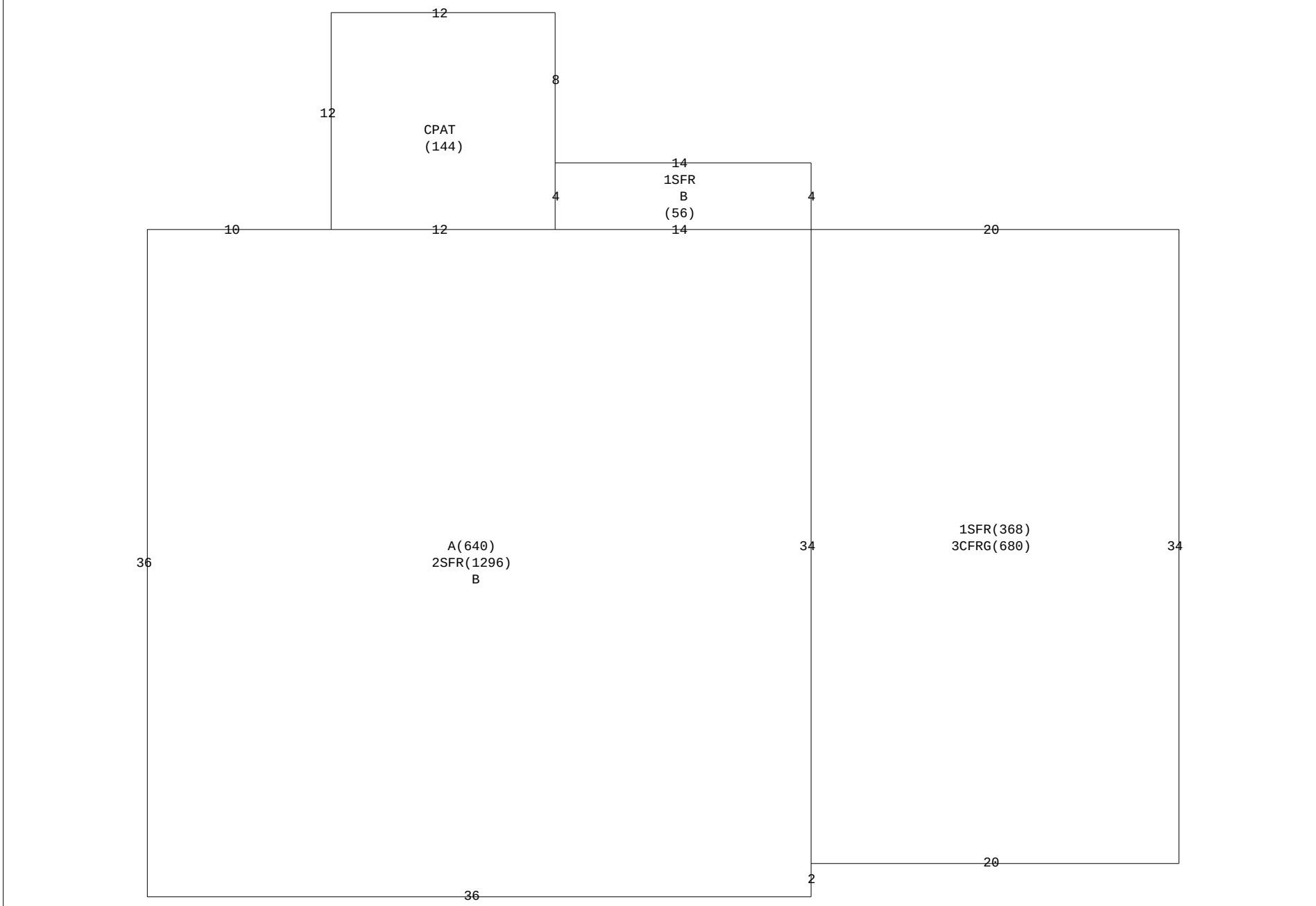
Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,296	322,100
Basement	Full			
Heating	Yes	A/C Yes		9,230
Plumbing	3 F/B 1 H/B 2 Add'l fix. 1 Wh/p		Saunas	17,000
Attic	Fully Finished	Attic size: 640		21,299
Additions				65,074
Other Features	WB Stks			6,750
Sub-Total				441,453
Grade	B+	Factor 1.3500		595,962
CDU	C&D	Factor 1.00		595,962
Depreciation		20 %		476,770
		Computed cost value @ 70%		333,739

Building additions

Category		Type		Area	Value
P	Porches, Patios, Decks	CPAT	Concrete patio	144	1,227
L	Living Area	FRFF	Frame first floor	56	6,411
L	Living Area	BSMT	Basement addition	56	1,032
L	Living Area	AIR	Air conditioning	56	170
G	Garages	FRL	Attached frame GT 65	680	30,465
G	Garages	FSF	Full-story fin o/gar	368	24,650
L	Living Area	AIR	Air conditioning	368	1,119
			Total additions		65,074

Property at 00035 ARLINGTON DRIVE | Prop ID 6260035 Card 01 | Scale: 1" = 7.24 feet



MA-WANG LIVING TRUST U/A DTD 6-30-25 V805 P261 7-7-25