

Property at 00003 CHARLOTTE COURT

Prop ID 6290003

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Administrative Information

Owner name: CORREDINE THOMAS JAMES &
Second name: CORREDINE ERIKA BRITT
Address: 3 CHARLOTTE COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 4520315 Neigh.: Zone: R40 Vol: 776 Page: 269

Assessments

Assmt category	Qty	Amount
Resident Land	.93	140,000
Resident Dwelling	1.00	539,050

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 20-Jun-2022
Sale price: 990,000
Sale valid:

Values

Mkt value :
Cost value: 970,071

Summary

Total assessments	679,050
Total exemptions	
Net assessment	679,050

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9799
Mkt/sale :
Assmt/sale: .6859

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.932	200,000	200,000			200,000	140,000
Primary Site		40,598						

.932 acres

Total land value

200,000

140,000

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	9	Garage cars 3
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	4	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures	5	Rec Room Size 1,400
Grade	50	A	Whirlpools	1	Living area 4,378
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1	
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2007		

Building Valuation Summary

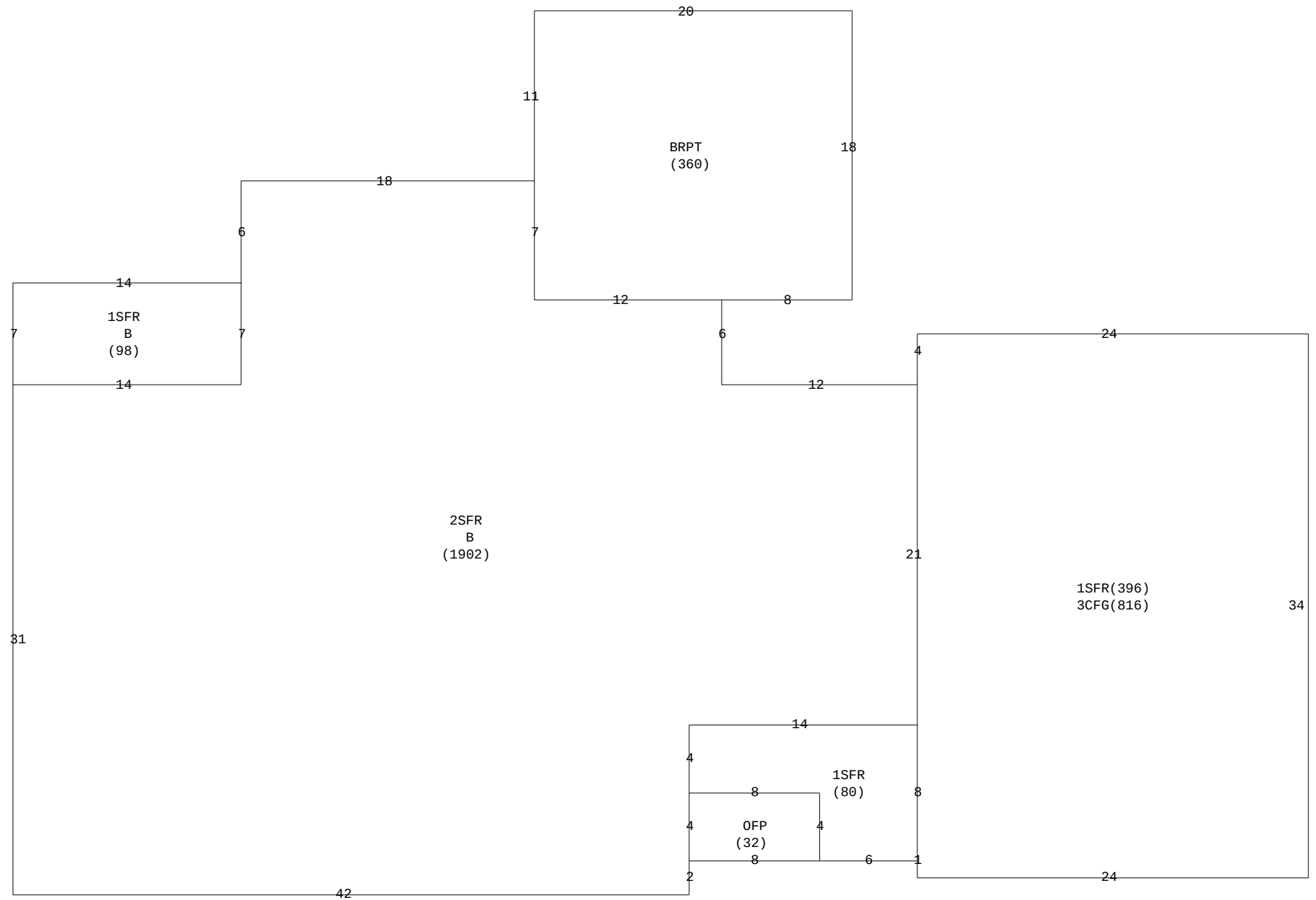
Dwelling	Frame	2 story w/bsmt	Area 1,902	440,450
Basement	Full			
Heating	Yes	A/C Yes		12,570
Plumbing	4 F/B	1 H/B 5 Add'l fix.	1 Wh/p	23,500
Attic	None	Attic size:		
Additions				97,171
Other Features		WB Stks M Stks RR		47,335

Sub-Total			621,026
Grade	A	Factor 1.5500	962,590
CDU		C&D Factor 1.00	962,590
Depreciation		20 %	770,072
		Computed cost value @ 70%	539,050

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	396	26,526
L Living Area	AIR Air conditioning	396	1,204
P Porches, Patios, Decks	BPAT Brick/flagstone pati	360	8,209
L Living Area	BSMT Basement addition	98	1,806
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	AIR Air conditioning	98	298
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243

Total additions 97,171



SALE 9-20-06 \$540,000 INCLUDES 2,3,5,6 CHARLOTTE COURT
TRUST F/B/O ROBERT G COGLAN & DESCEND U/A/D 9-25-18 V723 P365 9-28-18