

Property at 00005 CHARLOTTE COURT

Prop ID 6290005

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## Administrative Information

Owner name: HAGBERG ROBERT C & KAREN E  
 Second name:  
 Address: 5 CHARLOTTE WAY  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 013 Clerk map:  
 Lot: 6290005 Neigh.: Zone: R40 Vol: 651 Page: 476

| Assessments       |         |         | Exemptions |             | Last sale    |                        |
|-------------------|---------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat         | Amount       | Sale date: 21-Nov-2012 |
| Resident Land     | .93     | 140,000 |            |             |              | Sale price: 899,000    |
| Resident Dwelling | 1.00    | 553,450 |            |             |              | Sale valid:            |
|                   |         |         |            |             |              | Values                 |
|                   |         |         |            |             |              | Mkt value :            |
|                   |         |         |            |             |              | Cost value: 990,643    |
| Summary           |         |         | Utilities  |             | Sales ratios |                        |
| Total assessments | 693,450 |         | Water      | Connecticut | Cost/sale :  | 1.1019                 |
| Total exemptions  |         |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    | 693,450 |         | Gas        | CNG         | Assmt/sale:  | .7714                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | .933       | 200,000 | 200,000          |      |      | 200,000 | 140,000   |
| Primary Site |     | 40,641     |         |                  |      |      |         |           |
|              |     | .933 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               | 02   | Hip              |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 10    |
| Interior Walls          | 02   | Drywall          | Garage cars      | 3     |
| Floors                  | 01   | Hardwood         | Bedrooms         | 4     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 02   | Natural Gas      | Family Rooms     | 1     |
| Attic                   | 01   | Fully Finished   | Dormer linear f  |       |
| Grade                   | 50   | A                | Full Baths       | 5     |
| Garage                  | 23   | Attached 3 car   | Masonry trim sf  |       |
| Area Over Gar.          | 01   | Fully Finished   | Half Baths       | 2     |
| Basement                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Addtn'l fixtures | 4     |
| Air Condition           | 01   | Central Air      | Rec Room Size    | 1,100 |
| Interior Cond           | 05   | Good             | Living area      | 4,451 |
| Exterior Cond           | 05   | Good             | Whirlpools       | 1     |
|                         |      |                  | # Living Units   | 1     |
|                         |      |                  | M/F stacks       | 1     |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 2010 |      |                  |                  |       |

## Building Valuation Summary

|                           |                |                   |                 |         |
|---------------------------|----------------|-------------------|-----------------|---------|
| Dwelling                  | Frame          | 2 story w/bsmt    | Area<br>1,556   | 372,880 |
| Basement                  | Full           |                   |                 |         |
| Heating                   | Yes            | A/C Yes           |                 | 10,660  |
| Plumbing                  | 5 F/B          | 2 H/B             | 4 Add'l fix.    | 1 Wh/p  |
| Attic                     | Fully Finished |                   | Attic size: 584 | Saunas  |
| Additions                 |                |                   |                 | 31,500  |
| Other Features            |                | WB Stks M Stks RR |                 | 20,130  |
|                           |                |                   |                 | 127,616 |
|                           |                |                   |                 | 37,317  |
| Sub-Total                 |                |                   |                 | 600,103 |
| Grade                     | A              | Factor 1.5500     |                 | 930,160 |
| CDU                       |                | C&D Factor 1.00   |                 | 930,160 |
| Depreciation              |                | 15 %              |                 | 790,636 |
| Computed cost value @ 70% |                |                   |                 | 553,445 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| G Garages                | FRL Attached frame GT 65  | 925  | 41,442  |
| G Garages                | FSF Full-story fin o/gar  | 500  | 33,492  |
| L Living Area            | AIR Air conditioning      | 500  | 1,520   |
| L Living Area            | BSMT Basement addition    | 75   | 1,382   |
| L Living Area            | FRFF Frame first floor    | 75   | 8,586   |
| L Living Area            | AIR Air conditioning      | 75   | 228     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40   | 2,437   |
| P Porches, Patios, Decks | FOFF Frame open first flo | 96   | 5,849   |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 360  | 8,209   |
|                          |                           |      |         |
| L Living Area            | BSMT Basement addition    | 180  | 3,317   |
| L Living Area            | FRFF Frame first floor    | 180  | 20,607  |
| L Living Area            | AIR Air conditioning      | 180  | 547     |
|                          |                           |      |         |
| Total additions          |                           |      | 127,616 |

