

Property at 00014 BERKSHIRE CROSSING

Prop ID 6300014

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Administrative Information

Owner name: GALATI MICHAEL R
 Second name:
 Address: 14 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 125
 Lot: 6300014 Neigh.: Zone: R40 Vol: 686 Page: 16

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	435,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-May-2015
 Sale price: 695,000
 Sale valid:

Values

Mkt value :
 Cost value: 822,700

Summary

Total assessments	575,890
Total exemptions	
Net assessment	575,890

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1837
 Mkt/sale :
 Assmt/sale: .8286

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.921	200,000	200,000			200,000	140,000
Primary Site		40,119						

.921 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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,500
Air Condition	01	Central Air	Living area	3,344
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2006				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,224	308,040
Basement	Full				
Heating	Yes	A/C Yes			8,840
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	Saunas	21,000
Attic	None	Attic size:			
Additions					119,950
Other Features	WB Stks	RR			44,342
Sub-Total					502,172
Grade	A	Factor 1.5500			778,367
CDU		C&D Factor 1.00			778,367
Depreciation		20 %			622,694
Computed cost value @ 70%					435,886

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65		
G Garages	FSF Full-story fin o/gar	144	9,646
L Living Area	AIR Air conditioning	144	438
L Living Area	BSMT Basement addition	584	10,762
L Living Area	FRFF Frame first floor	584	66,857
L Living Area	AIR Air conditioning	584	1,775
L Living Area	FRUF Frame upper full	168	14,067
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	DECK Wood deck	600	15,894

Total additions 119,950

