

Property at 00027 BERKSHIRE CROSSING

Prop ID 6300027

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Administrative Information

Owner name: MARSHALL PAUL STEVEN AND
 Second name: CAROLYN MARIE
 Address: 27 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 125
 Lot: 6300027 Neigh.: Zone: R40 Vol: 566 Page: 1083

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	470,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Oct-2007
 Sale price: 860,160
 Sale valid:

Values

Mkt value :
 Cost value: 873,314

Summary

Total assessments	611,320	
Total exemptions		
Net assessment	611,320	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.0153
 Mkt/sale :
 Assmt/sale: .7107

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.098	7,500	735			735	515
Residual		4,269						

1.018 acres

Total land value

200,735

140,515

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,851	430,490
Basement	Full				
Heating	Yes	A/C Yes			12,290
Plumbing	4 F/B	2 H/B 3 Add'l fix.	1 Wh/p	Saunas	26,000
Attic	None			Attic size:	
Additions					48,087
Other Features	WB Stks	RR			25,546

Sub-Total			542,413
Grade	A	Factor 1.5500	840,740
CDU		C&D Factor 1.00	840,740
Depreciation		20 %	672,592
		Computed cost value @ 70%	470,814

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
L Living Area	BSMT Basement addition	48	885
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	7,024
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011

Total additions 48,087

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 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 2 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 750
Grade	50	A	Whirlpools 1 Living area 3,750
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2007

