

Property at 00030 BERKSHIRE CROSSING

Prop ID 6300030

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Administrative Information

Owner name: MARINIS ARISTOTELIS TRUSTEE
 Second name: TOULOUMI FOTEINI TRUSTEE
 Address: 30 BERKSHIRE CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 05 125
 Lot: 6300030 Neigh.: Zone: R40 Vol: 804 Page: 262

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	538,060
Resident Outbldg	1.00	840
Resident Excess	.07	350

Exemptions

Exempt Cat	Amount
Water	Connecticut
Sewer	Septic
Gas	CNG

Last sale

Sale date: 17-Aug-2022
 Sale price: 980,000
 Sale valid:

Values

Mkt value :
 Cost value: 970,357

Summary

Total assessments	679,250
Total exemptions	
Net assessment	679,250

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9902
 Mkt/sale :
 Assmt/sale: .6931

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	.067	7,500	503		503	352
Residual		2,919					

.987 acres

Total land value

200,503

140,352

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	01	Fully Finished		
Grade	50	A		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 2006	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,927	445,330
Basement	Full			
Heating	Yes	A/C Yes		12,710
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	Fully Finished		Attic size: 668	Saunas
Additions				26,500
Other Features	Mason Trim	WB Stks	M Stks	RR
				21,884
				59,103
				54,352

Sub-Total				619,879
Grade	A	Factor 1.5500		960,812
CDU		C&D Factor 1.00		960,812
Depreciation		20 %		768,650
		Computed cost value @ 70%		538,055

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	FSF Full-story fin o/gar	100	6,698
L Living Area	AIR Air conditioning	100	304
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926

Total additions 59,103

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	20.00	2007	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

