

Property at 00019 CRANBROOK

Prop ID 6350019

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Administrative Information

Owner name: MORRISON ERIC ROYCE TTEE AND
 Second name: HEALY JENNIFER LYNN TTEE
 Address: 19 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350019 Neigh.: Zone: R40 Vol: 790 Page: 968

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.09	470
Resident Dwelling	1.00	585,620
Resident Outbldg	1.00	1,680

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 04-Oct-2018
 Sale price: 910,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,039,671

Summary

Total assessments	727,770
Total exemptions	
Net assessment	727,770

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1425
 Mkt/sale :
 Assmt/sale: .7997

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	.090	7,500	675		675	473
Residual	3,920						

1.010 acres

Total land value

200,675

140,473

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		Unknown		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	4
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,653	391,820
Basement	Full				
Heating	Yes	A/C Yes			11,200
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	20,500
Attic	None		Attic size:		
Additions					213,750
Other Features	Mason Trim	M Stks RR			41,508
Sub-Total					678,778
Grade	A-	Factor 1.4500			984,228
CDU		C&D Factor 1.00			984,228
Depreciation		15 %			836,594
Computed cost value @ 70%					585,616

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	BSMT Basement addition	392	7,224
L Living Area	AIR Air conditioning	392	1,192
L Living Area	FRFF Frame first floor	457	52,318
L Living Area	BSMT Basement addition	457	8,422
L Living Area	AIR Air conditioning	457	1,389
P Porches, Patios, Decks	FOFF Frame open first flo	268	16,328
G Garages	FRL Attached frame GT 65	685	30,689
G Garages	FSF Full-story fin o/gar	496	33,224
L Living Area	AIR Air conditioning	496	1,508
P Porches, Patios, Decks	BPAT Brick/flagstone pati	727	16,579

Total additions 213,750

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2014	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

