

Property at 00039 CRANBROOK

Prop ID 6350039

Printed 08-Feb-2024 10:52 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: METCALF CHRISTINA E
 Second name:
 Address: 39 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350039 Neigh.: Zone: R40 Vol: 716 Page: 466

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.13	680
Resident Dwelling	1.00	604,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Aug-2013
 Sale price: 953,942
 Sale valid:

Values

Mkt value :
 Cost value: 1,064,986

Summary

Total assessments	745,490
Total exemptions	
Net assessment	745,490

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1164
 Mkt/sale :
 Assmt/sale: .7815

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	.130	7,500	975			975	683
Residual		5,663						

1.050 acres

Total land value

200,975

140,683

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,445	546,490
Basement	Full with walk			
Heating	Yes	A/C Yes		15,560
Plumbing	6 F/B	1 H/B	3 Add'l fix.	Wh/p Saunas 30,000
Attic	None		Attic size:	
Additions				80,919
Other Features		M Stks RR		28,061

Sub-Total		701,030
Grade	A-	Factor 1.4500 1,016,494
CDU	C&D Factor 1.00	1,016,494
Depreciation	15 %	864,020
	Computed cost value @ 70%	604,814

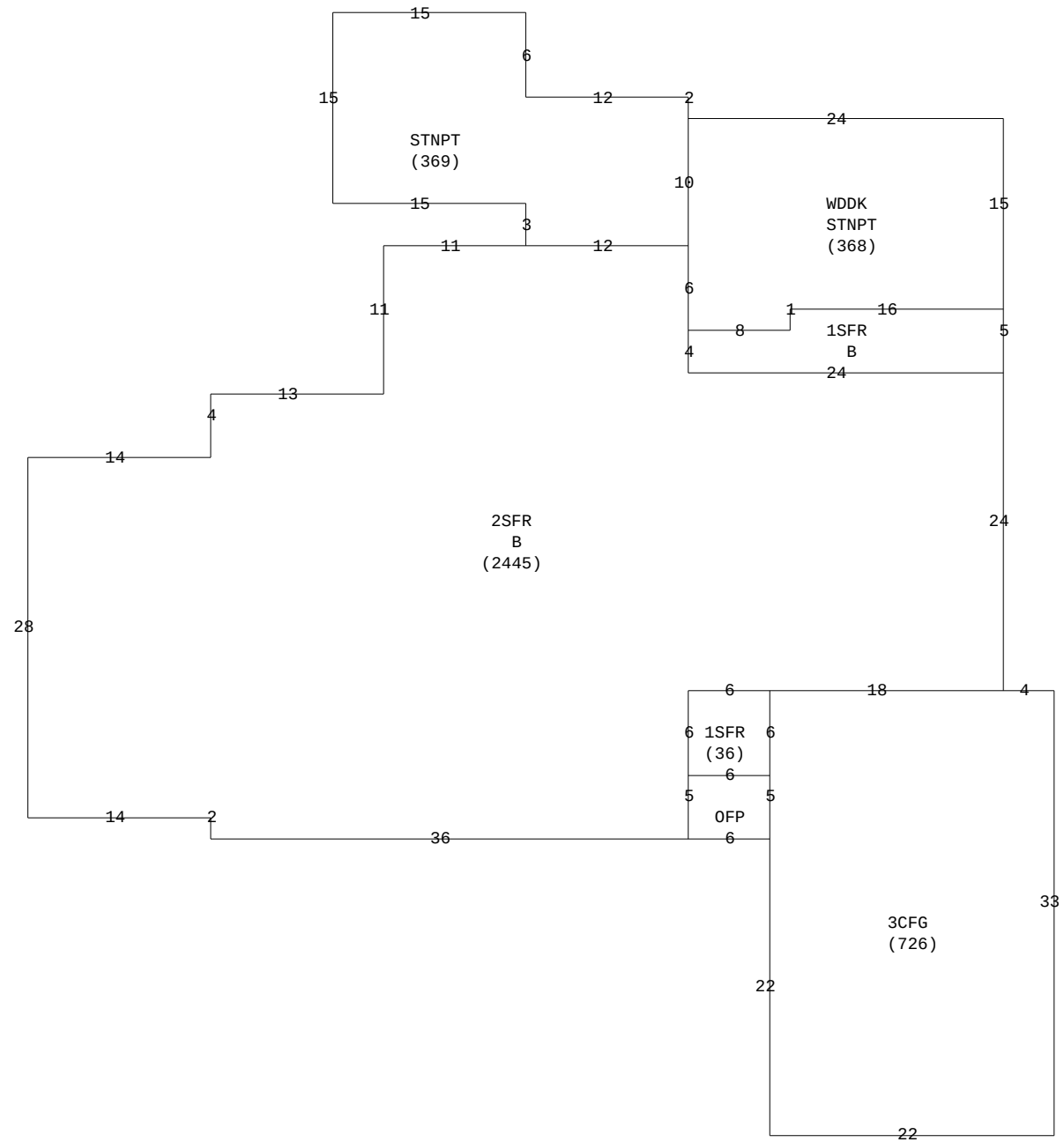
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340
P Porches, Patios, Decks	BPAT Brick/flagstone pati	369	8,415
P Porches, Patios, Decks	BPAT Brick/flagstone pati	368	8,392
P Porches, Patios, Decks	DECK Wood deck	368	9,748

Total additions 80,919

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 11 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 6 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 1,000
Grade	47	A-	Whirlpools Living area 5,038
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks 1
Basement	04	Full with walk-o	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



NAME CHNG FR CHRISTINA STEVENSON TO METCALF V789 P592 11-17-2023