

Property at 00031 FOUNDERS WAY

Prop ID 6450031

Printed 08-Feb-2024 11:06 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MANAFORT HEATHER A
 Second name:
 Address: 31 FOUNDERS WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 17 020
 Lot: 6450031 Neigh.: Zone: R30 Vol: 691 Page: 457

Assessments

Assmt category	Qty	Amount
Resident Land	.69	140,000
Resident Dwelling	1.00	671,710
Resident Outbldg	3.00	67,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Oct-2015
 Sale price: 1,050,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,272,857

Summary

Total assessments	891,000	
Total exemptions		
Net assessment	891,000	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.2122
 Mkt/sale :
 Assmt/sale: .8486

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	200,000	200,000			200,000	140,000
Primary Site		30,056						
RES	12	2.290	7,500	17,175			17,175	12,023
Residual		99,752						

2.980 acres

Total land value

217,175

152,023

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	07	Hydro Air			
Fuel	07	Propane Gas			
Attic	04	Fully finished w			
Grade	53	A+			
Garage	23	Attached 3 car			
Area Over Gar.	01	Fully Finished			
Basement	01	Full			
Bsmt Fin Qual	01	Unfinished			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 2014

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,932	446,310
Basement	Full			
Heating	Yes	A/C Yes		12,730
Plumbing	4 F/B	2 H/B	5 Add'l fix.	1 Wh/p Saunas
Attic	Fully finished w/WH	Attic size: 750		27,959
Additions				122,934
Other Features	WB Stks			9,250
Sub-Total				646,183
Grade	A+	Factor 1.6500		1,066,202
CDU		C&D Factor 1.00		1,066,202
Depreciation		10 %		959,582
Computed cost value @ 70%				671,707

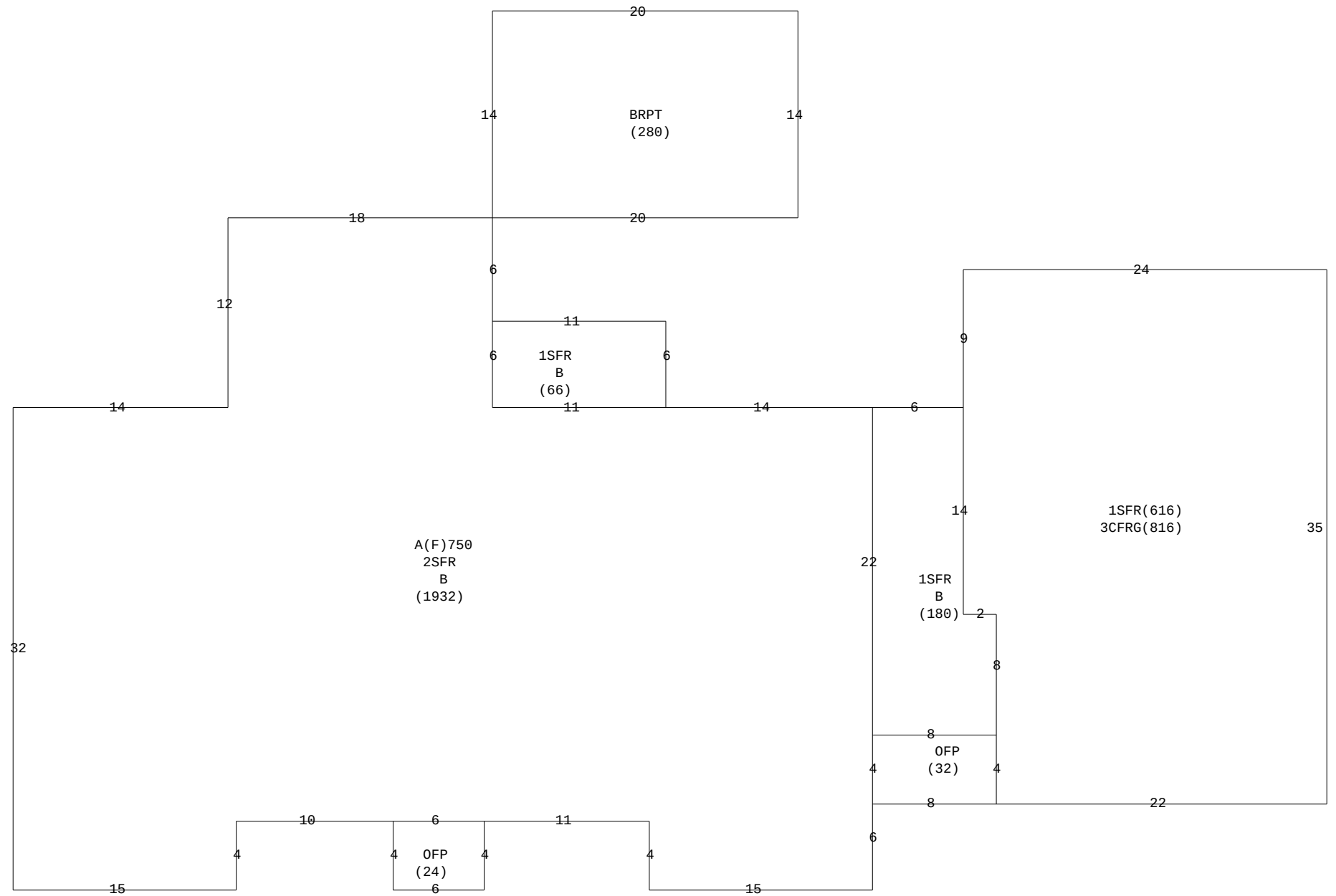
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	616	41,262
L Living Area	AIR Air conditioning	616	1,873
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	BSMT Basement addition	180	3,317
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
L Living Area	BSMT Basement addition	66	1,216
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	AIR Air conditioning	66	201
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	BPAT Brick/flagstone pati	280	6,385

Total additions 122,934

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	40	1,000	55.95	2018	AA	103,508	50	51,800
Block Detach Garage									
RP5 Pool w/ Gunite	16	36	576	110.5	2021	B	80,233	50	40,100
RS1 Frame Utility Shed	14	20	280	30.00	2023	C	8,400	50	4,200
Value at 70%				67,270	Value at 100%				96,100



THIS PARCEL CAME OUT OF 5 PIONEER DRIVE T/C MAP 13/23
COMBINED WITH #6400087 +1.99 ACRES 11-16-17 V 715 P 56