

Property at 00051 ANVIL DRIVE

Prop ID 1060051

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Administrative Information

Owner name: TOLPIN ADAM S
 Second name:
 Address: 51 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060051 Neigh.: Zone: R30 Vol: 606 Page: 393

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	18-May-2010
Resident Land	.68	94,500			Sale price:	255,000
Resident Dwelling	1.00	142,000			Sale valid:	14
Resident Outbldg	2.00	21,490			Values	
					Mkt value :	
					Cost value:	368,560

Summary		Utilities		Sales ratios	
Total assessments	257,990	Water	Unionville	Cost/sale :	1.4453
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	257,990	Gas	CNG	Assmt/sale:	1.0117

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.680	135,000				135,000	94,500
Primary Site		29,621						
		.6800 acres		Total land value			135,000	94,500

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	1,188	190,180	
Basement	None			-16,250	
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas 6,500
Attic	None		Attic size:		
Additions					6,100
Other Features			Unfin	3,500	
Sub-Total					186,530
Grade	A-	Factor	1.4500		270,470
CDU		C&D Factor	1.00		270,470
Depreciation			25 %		202,850
				Computed cost value @ 70%	142,000

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	324	6,100
Total additions			6,100

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	30.64		C	17,649	50	8,820
Block Detach Garage									
RP5 Pool w/ Gunite	17	36	612	71.50	2000	C	43,758	50	21,880
Value at 70%			21,490	Value at 100%			30,700		

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	2
Heating System	05	Electric B/B	Family Rooms	
Fuel	03	Electric	Full Baths	2
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	1
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	99	None	M/F stacks	
Bsmt Fin Qual	99	None	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	05	Good	Actual Year Built: 1980	
Exterior Cond	05	Good		

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