

Administrative Information	
Owner name:	DAWICZYK DAVID & WANDA
Second name:	
Address:	54 ANVIL DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	816	170,380
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p Saunas		6,000
Attic	None Attic size:		
Additions			68,700
Other Features	WB Stks Unfin 3,500		11,210
Sub-Total			256,290
Grade	B Factor 1.2600		322,930
CDU	C&D Factor 1.00		322,930
Depreciation	25 %		242,200
Computed cost value @ 70%			169,540

Location Information					
Map: 023	Clerk map:				
Lot: 1060054	Neigh.:	Zone: R40	Vol: 593 Page: 1289		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	27-Jul-2009
Resident Land	.92 94,500	Veteran	1,000	Sale price:	375,000
Resident Dwelling	1.00 169,540	Add Vet	500	Sale valid:	
Resident Excess	.07 370			Values	
Summary		Utilities		Sales ratios	
Total assessments	264,410	Water	Unionville	Cost/sale :	1.0073
Total exemptions	1,500	Sewer	Public sewer	Mkt/sale :	
Net assessment	262,910	Gas	CNG	Assmt/sale:	.7051

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	2,200
P Porches, Patios, Decks	FOFF Frame open first flo	80	3,400
L Living Area	FRFF Frame first floor	374	30,200
L Living Area	BSMT Basement addition	374	4,900
P Porches, Patios, Decks	DECK Wood deck	96	1,800
G Garages	FR Attached frame LE 65	552	17,800
P Porches, Patios, Decks	FOFF Frame open first flo	196	8,400
Total additions			68,700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000			135,000	94,500
Primary Site		40,075					
RES	12	.070	7,500			525	370
Residual		3,049					
.9900 acres				Total land value		135,525	94,870

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size 400
Grade	40	B	Whirlpools	Living area 2,040
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

