

Property at 00118 ANVIL DRIVE

Prop ID 1060118

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Administrative Information

Owner name: DUBOIS RAYMOND R & CARLA J
 Second name:
 Address: 118 ANVIL DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1060118 Neigh.: Zone: R40 Vol: 594 Page: 1095

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	13-Aug-2009
Resident Land	.92	94,500			Sale price:	365,000
Resident Dwelling	1.00	179,670			Sale valid:	
					Values	
					Mkt value :	
					Cost value:	391,670
Summary			Utilities		Sales ratios	
Total assessments		274,170	Water	Unionville	Cost/sale :	1.0731
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		274,170	Gas	CNG	Assmt/sale:	.7512

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					
				.9200 acres	Total land value	135,000	94,500

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	945	186,930
Basement	Full with walk			
Heating	Yes	A/C	Yes	5,670
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 6,000
Attic	None			Attic size:
Additions				63,000
Other Features	WB Stks	Unfin	3,500	10,000
Sub-Total				271,600
Grade	B	Factor	1.2600	342,220
CDU		C&D Factor	1.00	342,220
Depreciation			25 %	256,670
Computed cost value @ 70%				179,670

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	550	17,700
L Living Area	FRFF Frame first floor	234	18,900
L Living Area	BSMT Basement addition	234	3,000
L Living Area	AIR Air conditioning	234	500
P Porches, Patios, Decks	FEFF Frame enclosed first	117	7,900
P Porches, Patios, Decks	DECK Wood deck	420	7,800
P Porches, Patios, Decks	BPAT Brick/flagstone pati	300	4,800
L Living Area	OVER Frame Overhang	35	2,300
L Living Area	AIR Air conditioning	35	100
Total additions			63,000

Residential Dwelling Information

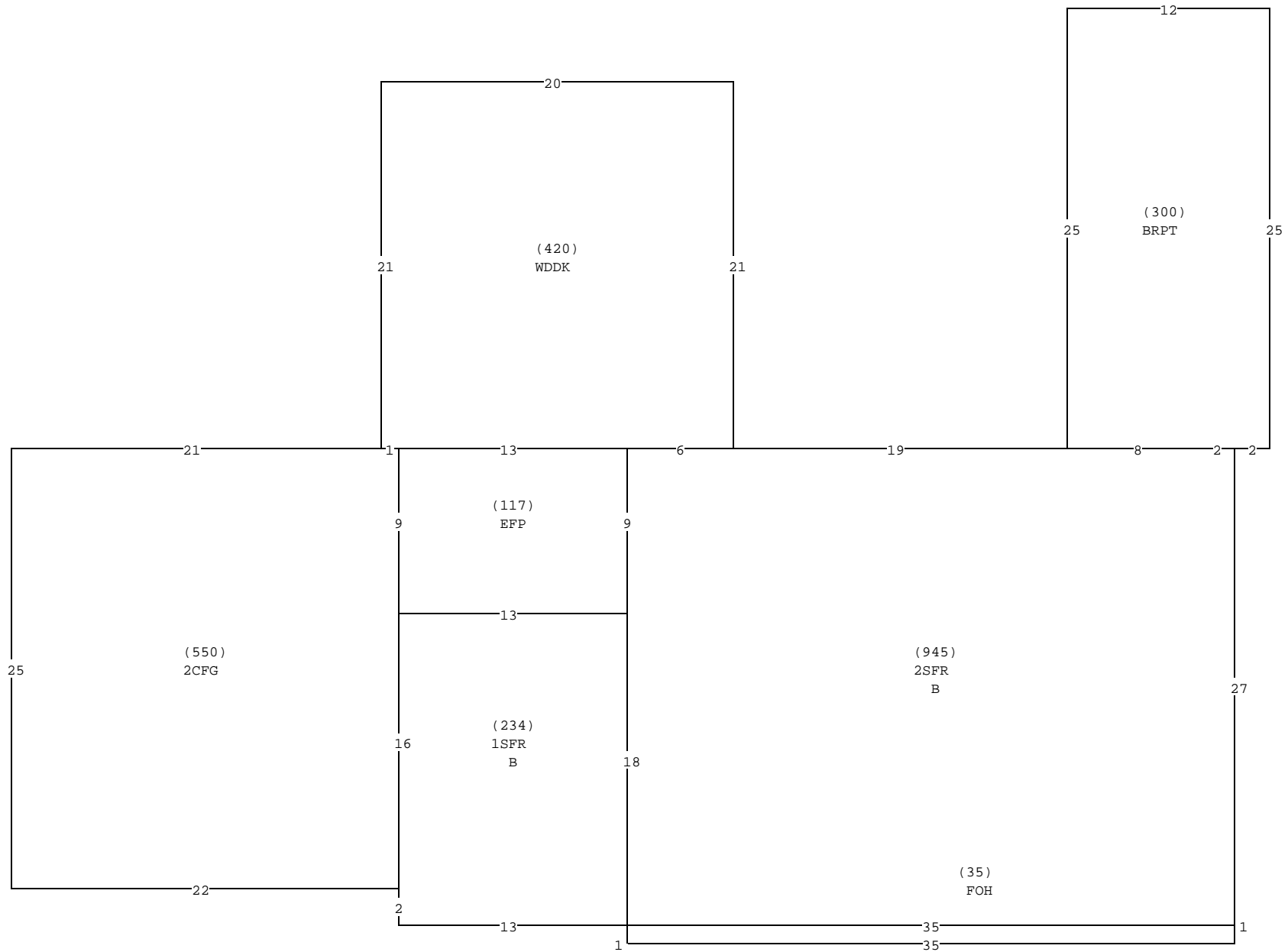
Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,159
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1982				

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Notes: PROBATE CERT V 594 P 1094 8/13/09