

Administrative Information
 Owner name: MCGEEHAN JAMES JR AND
 Second name: JENNIFER L
 Address: 92 AVONRIDGE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,947	275,070
Basement	Full			
Heating	Yes	A/C Yes		8,340
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas	13,100
Attic	None		Attic size:	
Additions				81,700
Other Features	Mason Trim WB Stks		Unfin 3,500	28,400
Sub-Total				406,610
Grade	B+	Factor 1.3500		548,920
CDU		C&D Factor 1.00		548,920
Depreciation		25 %		411,690
Computed cost value @ 70%				288,180

Location Information			
Map: 012	Clerk map:		
Lot: 1190092	Neigh.: AR	Zone: R40	Vol: 592 Page: 701
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	122,500	
Resident Dwelling	1.00	288,180	
Resident Outbldg	1.00	1,180	
Summary		Utilities	
Total assessments	411,860	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	411,860	Gas	None
		Sales ratios	
		Cost/sale :	1.0286
		Mkt/sale :	
		Assmt/sale:	.7200

Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value
PRIM	11	.920	175,000				175,000
Primary Site		40,075					122,500
		.9200 acres	Total land value	175,000			122,500

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	272	11,700
P Porches, Patios, Decks	DECK Wood deck	64	1,200
L Living Area	AIR Air conditioning	98	200
L Living Area	FRFF Frame first floor	98	7,900
L Living Area	BSMT Basement addition	98	1,300
P Porches, Patios, Decks	DECK Wood deck	196	3,700
P Porches, Patios, Decks	FOFF Frame open first flo	196	8,400
L Living Area	FRFF Frame first floor	126	10,200
G Garages	FSF Full-story fin o/gar	426	20,100
G Garages	HSF Half-story fin o/gar	548	15,800
L Living Area	AIR Air conditioning	426	900
L Living Area	AIR Air conditioning	126	300
Total additions			81,700

Residential Dwelling Information							
Subject	Code	Description	Condominium				
Style	02	Cape					
Exterior Walls	01	Clapboards					
Roof Material	01	Asphalt Shingles	Story Height 1.5				
Roof Type	01	Gable					
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars	2	
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area		
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	50	
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf	344	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	660	
Attic	99	None	Addtn'l fixtures	2	Rec Room Size		
Grade	43	B+	Whirlpools	1	Living area	4,022	
Garage	22	Attached 2 car	Saunas		# Living Units		
Area Over Gar.	03	Partial	M/F stacks				
Basement	01	Full	W/B stacks	2			
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	2			
Air Condition	01	Central Air					
Interior Cond	05	Good					
Exterior Cond	05	Good	Actual Year Built: 1983				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	20.00	2010	C	3,360	50	1,680
Utility Shed									
Value at 70%			1,180	Value at 100%			1,680		

