

Property at 00088 BEVERLY DRIVE

Prop ID 1290088

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Administrative Information

Owner name: MCLAUGHLIN RICK AND
 Second name: DUFF WENDY
 Address: 88 BEVERLY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1290088 Neigh.: Zone: R40 Vol: 599 Page: 617

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	07-Dec-2009
Resident Land	.92	122,500			Sale price:	600,000
Resident Dwelling	1.00	261,130			Sale valid:	
					Values	
					Mkt value :	
					Cost value:	548,040
Summary			Utilities		Sales ratios	
Total assessments		383,630	Water	Avon	Cost/sale :	.9134
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		383,630	Gas	None	Assmt/sale:	.6394

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000				175,000	122,500
Primary Site		40,075						
			.9200 acres	Total land value			175,000	122,500

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,380	242,730	
Basement	Full				
Heating	Yes	A/C Yes		7,360	
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas 14,100
Attic	None	Attic size:			
Additions					74,800
Other Features	WB Stks	Unfin	3,500		29,450
Sub-Total					368,440
Grade	B+	Factor	1.3500		497,390
CDU		C&D Factor	1.00		497,390
Depreciation			25 %		373,040
				Computed cost value @ 70%	261,130

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	29,100
L Living Area	FRUH Frame upper half	360	13,000
L Living Area	BSMT Basement addition	360	4,700
P Porches, Patios, Decks	FOFF Frame open first flo	75	3,200
P Porches, Patios, Decks	DECK Wood deck	205	3,800
G Garages	FR Attached frame LE 65	624	19,800
L Living Area	AIR Air conditioning	540	1,200
Total additions			74,800

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	11
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	3,120
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1986				

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