

Property at 00032 GUERNSEY LANE

Prop ID 2500032

Printed 25-Oct-2017 8:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROTH ROBERT A  
 Second name:  
 Address: 32 GUERNSEY LANE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 12 018  
 Lot: 2500032 Neigh.: Zone: RU2A Vol: 653 Page: 574

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Dec-2012
Resident Land	2.01	122,500			Sale price: 200,000
Resident Dwelling	1.00	390,260			Sale valid: 7
				Values	
				Mkt value :	
				Cost value:	732,514
Summary		Utilities		Sales ratios	
Total assessments	512,760	Water	Well	Cost/sale :	3.6626
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	512,760	Gas	None	Assmt/sale:	2.5638

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.010	175,000	175,000		175,000	122,500
Primary Site		87,556					
		2.010 acres		Total land value		175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	450
Air Condition	01	Central Air	Living area	3,356
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2012				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,540
Basement	Full with walk		263,250
Heating	Yes	A/C Yes	7,980
Plumbing	3 F/B	1 H/B	4 Add'l fix.
Attic	None	Wh/p Saunas	
Additions			11,600
Other Features	M Stks RR		65,900
Sub-Total			10,960
Grade	A	Factor 1.5500	359,690
CDU	C&D Factor 1.00		557,520
Depreciation	%		557,520
Computed cost value @ 70%			390,264

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	852	26,900
G Garages	FSF Full-story fin o/gar	152	7,200
L Living Area	AIR Air conditioning	152	300
L Living Area	OVER Frame Overhang	14	900
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,100
L Living Area	OVER Frame Overhang	24	1,600
L Living Area	BSMT Basement addition	72	900
L Living Area	FRFF Frame first floor	72	5,800
L Living Area	AIR Air conditioning	72	200
L Living Area	FRFF Frame first floor	14	1,100
P Porches, Patios, Decks	FOFF Frame open first flo	324	13,900
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	5,000
Total additions			65,900

