

Property at 00034 JUNIPER DRIVE

Prop ID 2930034

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Administrative Information

Owner name: OBRIEN FRANCIS J AND
 Second name: REBECCA B
 Address: 34 JUNIPER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2930034 Neigh.: Zone: R30 Vol: 349 Page: 1057

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	29-May-1998
Resident Land	.69	87,500			Sale price:	215,000
Resident Dwelling	1.00	146,010			Sale valid:	Y
Resident Outbldg	1.00	670			Values	
					Mkt value :	
					Cost value:	334,540
Summary			Utilities		Sales ratios	
Total assessments		234,180	Water	Avon	Cost/sale :	1.5560
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		234,180	Gas	None	Assmt/sale:	1.0892

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000			125,000	87,500
Primary Site		30,056					
.6900 acres				Total land value		125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	1,930
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1968				

Building Valuation Summary

		Area	Value
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			68,300
Other Features	WB Stks Unfin 3,500		10,000
Sub-Total			254,680
Grade	B- Factor 1.1700		297,980
CDU	C&D Factor 1.00		297,980
Depreciation	30 %		208,590
Computed cost value @ 70%			146,010

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	2,200
L Living Area	FRFF Frame first floor	264	21,300
L Living Area	BSMT Basement addition	150	2,000
P Porches, Patios, Decks	FEFF Frame enclosed first	400	26,900
G Garages	FR Attached frame LE 65	484	15,900
Total additions			68,300

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00	2010	C	1,920	50	960
Utility Shed									
Value at 70%			670	Value at 100%			960		

