

Property at 00014 MEADOWBROOK LANE

Prop ID 3130014

Printed 10-Sep-2015 3:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VUGDALIC KENAN
 Second name:
 Address: 14 MEADOWBROOK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3130014 Neigh.: Zone: R40 Vol: 688 Page: 830

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Aug-2015
Resident Land	.92	87,500			Sale price: 270,000
Resident Dwelling	1.00	123,720			Sale valid:
Resident Excess	.22	1,160			Values
					Mkt value :
					Cost value: 303,400
Summary		Utilities		Sales ratios	
Total assessments		212,380	Water Avon	Cost/sale :	1.1237
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		212,380	Gas	Assmt/sale:	.7866

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.220	7,500	1,650		1,650	1,160
Residual		9,583					
1.140 acres				Total land value		126,650	88,660

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Rec Room Size	500
Area Over Gar.	99	None	Whirlpools	1,592
Basement	01	Full	Saunas	
Bsmt Fin Qual	02	Rec Room w/o air	# Living Units	
Air Condition	99	None	M/F stacks	
Interior Cond	05	Good	W/B stacks	2
Exterior Cond	05	Good	W/B openings	2
Actual Year Built: 1966				

Building Valuation Summary

		Area	Value
Dwelling	Frame 1 story w/bsmt	1,592	181,890
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			46,100
Other Features	WB Stks Unfin 3,500		17,770
Sub-Total			251,760
Grade	C+ Factor 1.0800		271,900
CDU	C&D Factor 1.00		271,900
Depreciation	35 %		176,740
Computed cost value @ 70%			123,720

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	330	5,300
G Garages	FR Attached frame LE 65	576	18,400
P Porches, Patios, Decks	FEFF Frame enclosed first	256	17,200
P Porches, Patios, Decks	FOFF Frame open first flo	120	5,200
Total additions			46,100

