

Property at 00034 MORAVIA ROAD

Prop ID 3190034

Printed 20-Feb-2010 3:22 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: HESTER DAVID P & LAURIE A
 Second name:
 Address: 34 MORAVIA ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	170,380
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 2,400
Attic	None		Attic size:		
Additions					29,800
Other Features	WB Stks		Unfin	3,500	5,000
Sub-Total					207,580
Grade	C+	Factor	1.0800		224,190
CDU		C&D Factor	1.00		224,190
Depreciation			30 %		156,930
Computed cost value @ 70%					109,850

Location Information			
Map: 001	Clerk map:		
Lot: 3190034	Neigh.:	Zone: R40	Vol: 594 Page: 515
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	94,500	
Resident Dwelling	1.00	109,850	
Resident Outbldg	1.00	450	
Resident Excess	.06	320	
Summary		Utilities	
Total assessments	205,120	Water	Well
Total exemptions		Sewer	Public sewer
Net assessment	205,120	Gas	None
		Values	
		Sale date: 03-Aug-2009	
		Sale price: 329,900	
		Sale valid:	
		Mkt value:	
		Cost value: 293,030	
		Sales ratios	
		Cost/sale: .8882	
		Mkt/sale:	
		Assmt/sale: .6218	

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	2,200
P Porches, Patios, Decks	FOFF Frame open first flo	12	500
L Living Area	FRFF Frame first floor	110	8,900
L Living Area	BSMT Basement addition	110	1,400
P Porches, Patios, Decks	FOFF Frame open first flo	50	2,100
G Garages	FR Attached frame LE 65	440	14,700
Total additions			29,800

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	20.00		C	1,280	50	640
Utility Shed									
Value at 70%			450	Value at 100%			640		

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000				135,000	94,500
Primary Site		40,075						
RES	12	.060	7,500				450	320
Residual		2,614						
.9800 acres				Total land value			135,450	94,820

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	6
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1947	

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