

Property at 00039 SARAH DRIVE

Prop ID 3830039

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Administrative Information

Owner name: HUNTER JEFFREY P AND  
 Second name: GOMEZ CONSUELO A  
 Address: 39 SARAH DRIVE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:  
 Lot: 3830039 Neigh.: Zone: R40 Vol: 670 Page: 879

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Jan-2014
Resident Land	.92	94,500			Sale price: 580,000
Resident Dwelling	1.00	254,440			Sale valid:
				Values	
				Mkt value :	
				Cost value:	498,490
Summary		Utilities		Sales ratios	
Total assessments		348,940	Water Avon	Cost/sale :	.8595
Total exemptions			Sewer Septic	Mkt/sale :	
Net assessment		348,940	Gas	Assmt/sale:	.6016

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
		.920 acres		Total land value		135,000	94,500

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
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	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	770
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,716
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1986				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,468	254,020	
Basement	Full				
Heating	Yes	A/C Yes		7,700	
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 10,000
Attic	None	Attic size:			
Additions					89,300
Other Features	WB Stks	Unfin	3,500		23,610
Sub-Total					384,630
Grade	B+	Factor 1.3500			519,250
CDU		C&D Factor 1.00			519,250
Depreciation		30 %			363,480
Computed cost value @ 70%					254,440

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	11,600
L Living Area	BSMT Basement addition	144	1,900
L Living Area	AIR Air conditioning	144	300
L Living Area	OVER Frame Overhang	32	2,100
L Living Area	OVER Frame Overhang	32	2,100
P Porches, Patios, Decks	DECK Wood deck	428	8,000
L Living Area	FRFF Frame first floor	320	25,800
L Living Area	AIR Air conditioning	320	700
G Garages	FRL Attached frame GT 65	768	24,300
G Garages	FSF Full-story fin o/gar	252	11,900
L Living Area	AIR Air conditioning	252	500
L Living Area	AIR Air conditioning	64	100
Total additions			89,300

