

Administrative Information
 Owner name: VENDETTI MARC & JENNIFER
 Second name:
 Address: 23 SPRINGBROOK DRIVE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	834	172,690	
Basement	Full					
Heating	Yes	A/C Yes			5,230	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	6,000
Attic	None		Attic size:			
Additions					50,400	
Other Features	WB Stks		Unfin	3,500	11,990	
Sub-Total					246,310	
Grade	C+	Factor	1.0800		266,020	
CDU		C&D Factor	1.00		266,020	
Depreciation			30 %		186,210	
Computed cost value @ 70%					130,350	

Location Information			
Map: 029	Clerk map:		
Lot: 4020023	Neigh.:	Zone: R30	Vol: 593 Page: 209
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	87,500	
Resident Dwelling	1.00	130,350	
Resident Excess	.02	110	
Resident Outbldg	1.00	1,010	
Summary		Utilities	
Total assessments	218,970	Water	Avon
Total exemptions		Sewer	Septic
Net assessment	218,970	Gas	None
		Sales ratios	
		Cost/sale :	.9002
		Mkt/sale :	
		Assmt/sale:	.6301

Last sale			
Sale date: 13-Jul-2009			
Sale price: 347,500			
Sale valid:			

Values			
Mkt value :			
Cost value: 312,810			

Sales ratios			
Cost/sale : .9002			
Mkt/sale :			
Assmt/sale: .6301			

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000				125,000	87,500
Primary Site		40,075						
RES	12	.020	7,500				150	110
Residual		871						
.9400 acres				Total land value			125,150	87,610

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	344	6,400
L Living Area	FRFF Frame first floor	256	20,700
L Living Area	BSMT Basement addition	256	3,300
G Garages	FR Attached frame LE 65	420	14,100
L Living Area	FRUF Frame upper full	50	3,000
L Living Area	OVER Frame Overhang	34	2,200
L Living Area	AIR Air conditioning	256	500
L Living Area	AIR Air conditioning	50	100
L Living Area	AIR Air conditioning	34	100
Total additions			50,400

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
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	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	450
Air Condition	01	Central Air	Whirlpools	Living area 2,008
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1967				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	20.00	1996	C	2,880	50	1,440
Utility Shed									
Value at 70%			1,010	Value at 100%			1,440		

