

Administrative Information
 Owner name: KOMM RAISA AND ALEXANDER
 Second name:
 Address: 7 BILTMORE COURT
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,518	260,430
Basement	Full				
Heating	Yes	A/C Yes			7,890
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	13,600
Attic	None		Attic size:		
Additions					79,400
Other Features	WB Stks	M Stks	Unfin	3,500	8,000
Sub-Total					369,320
Grade	A	Factor 1.5500			572,450
CDU		C&D Factor 1.00			572,450
Depreciation		5 %			543,830
Computed cost value @ 70%					380,680

Location Information			
Map: 007	Clerk map:		
Lot: 5080007	Neigh.:	Zone: R30	Vol: 585 Page: 921
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.69	105,000	
Resident Excess	.18	950	
Resident Dwelling	1.00	380,680	
Summary		Utilities	
Total assessments	486,630	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	486,630	Gas	CNG
		Sales ratios	
		Cost/sale :	.9931
		Mkt/sale :	
		Assmt/sale:	.6952

Building additions				
Category	Type		Area	Value
G Garages	FRL	Attached frame GT 65	840	26,500
G Garages	FSF	Full-story fin o/gar	686	32,400
L Living Area	AIR	Air conditioning	686	1,500
P Porches, Patios, Decks	DECK	Wood deck	280	5,200
L Living Area	BSMT	Basement addition	144	1,900
L Living Area	FRFF	Frame first floor	144	11,600
L Living Area	AIR	Air conditioning	144	300
Total additions				79,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000			150,000	105,000
Primary Site		30,056					
RES	12	.180	7,500			1,350	950
Residual		7,841					
.8700 acres				Total land value		151,350	105,950

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
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	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,866
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2005				

Property at 00007 BILTMORE COURT

Prop ID 5080007

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