

Property at 00012 CLEARWATER COURT

Prop ID 5360012

Printed 03-May-2015 2:39 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	SONLIN STEPHEN M AND
Second name:	JULIE L
Address:	12 CLEARWATER COURT
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,689	282,360
Basement	Full		
Heating	Yes A/C Yes		8,560
Plumbing	4 F/B 2 H/B 4 Add'l fix. 1 Wh/p Saunas		20,100
Attic	None Attic size:		
Additions			91,500
Other Features	WB Stks M Stks Unfin 3,500		30,450
Sub-Total			432,970
Grade	A+ Factor 1.6700		723,060
CDU	C&D Factor 1.00		723,060
Depreciation	15 %		614,600
Computed cost value @ 70%			430,220

Location Information					
Map: 011	Clerk map:				
Lot: 5360012	Neigh.:	Zone: R40	Vol: 473 Page: 229		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 28-Jul-2003	
Resident Land	.92 192,500			Sale price: 889,000	
Resident Excess	.47 2,470			Sale valid: Y	
Resident Dwelling	1.00 430,220			Values	
Resident Outbldg	1.00 5,730			Mkt value :	
				Cost value:	901,310
Summary		Utilities		Sales ratios	
Total assessments	630,920	Water	Avon	Cost/sale :	1.0138
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	630,920	Gas	CNG	Assmt/sale:	.7097

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	800	25,300
G Garages	FSF Full-story fin o/gar	550	26,000
L Living Area	AIR Air conditioning	550	1,200
L Living Area	BSMT Basement addition	128	1,700
L Living Area	FRFF Frame first floor	128	10,300
L Living Area	AIR Air conditioning	128	300
L Living Area	BSMT Basement addition	204	2,700
L Living Area	FRFF Frame first floor	204	16,500
L Living Area	AIR Air conditioning	204	400
L Living Area	OVER Frame Overhang	24	1,600
P Porches, Patios, Decks	BPAT Brick/flagstone pati	343	5,500
Total additions			91,500

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	275,000	275,000		275,000	192,500
Primary Site		40,075					
RES	12	.470	7,500	3,525		3,525	2,470
Residual		20,473					
1.390 acres				Total land value		278,525	194,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4 Rec Room Size 1,100
Grade	53	A+	Whirlpools	1 Living area 4,284
Garage	23	Attached 3 car	Saunas	# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	2
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2003	

Outbuilding Information

Description	Wid Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite		200	81.90	2007	C	16,380	50	8,190
Value at 70%		5,730	Value at 100%					8,190

