

Property at 00022 ARLINGTON DRIVE

Prop ID 6260022

Printed 20-Feb-2010 10:14 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	FASANO ERIK J & CLAUDINE M
Second name:	
Address:	22 ARLINGTON DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	979
Basement	Full		191,290
Heating	Yes	A/C Yes	5,800
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas
Attic	None	Attic size:	9,500
Additions			68,400
Other Features	WB Stks	Unfin	3,500
			5,000
Sub-Total			279,990
Grade	B+	Factor 1.3500	377,990
CDU		C&D Factor 1.00	377,990
Depreciation		5 %	359,090
		Computed cost value @ 70%	251,360

Location Information					
Map: 022	Clerk map:				
Lot: 6260022	Neigh.: BH	Zone: R30	Vol: 546 Page: 302		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-Aug-2006
Resident Land	.42	122,500			Sale price: 565,900
Resident Dwelling	1.00	251,360			Sale valid: Y
			Values		
			Mkt value :		
			Cost value: 534,090		
Summary		Utilities		Sales ratios	
Total assessments	373,860	Water	Unionville	Cost/sale :	.9438
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	373,860	Gas	CNG	Assmt/sale:	.6606

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	520	16,900
G Garages	FSF Full-story fin o/gar	482	22,800
L Living Area	AIR Air conditioning	482	1,000
L Living Area	BSMT Basement addition	280	3,600
L Living Area	FRFF Frame first floor	280	22,600
L Living Area	AIR Air conditioning	280	600
P Porches, Patios, Decks	CPAT Concrete patio	144	900
Total additions			68,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.420	175,000			175,000	122,500
Primary Site		18,295					
.4200 acres				Total land value		175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial	BUCKINGHAM HERITAGE	02 FARNHAM
Exterior Walls	04	Vinyl Siding		
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	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	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	2,720
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2006				

