

Property at 00002 CHARLOTTE COURT

Prop ID 6290002

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Administrative Information
 Owner name: SANTINI JENNIFER A TR &
 Second name: SANTINI NICODEMO A TR
 Address: 2 CHARLOTTE COURT
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,428	248,890
Basement	Full				
Heating	Yes	A/C Yes			7,540
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	13,100
Attic	None		Attic size:		
Additions					80,600
Other Features	WB Stks		Unfin	3,500	21,640
Sub-Total					371,770
Grade	A	Factor 1.5500			576,240
CDU		C&D Factor 1.00			576,240
Depreciation		%			576,240
Computed cost value @ 70%					403,370

Location Information			
Map: 012	Clerk map:		
Lot: 6290002	Neigh.:	Zone: R40	Vol: 610 Page: 338
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	105,000	
Resident Dwelling	1.00	403,370	
Resident Outbldg	1.00	4,030	
Summary		Utilities	
Total assessments	512,400	Water	Avon
Total exemptions		Sewer	Septic
Net assessment	512,400	Gas	CNG
		Values	
		Sale date: 10-Nov-2009	
		Sale price: 782,000	
		Sale valid:	
		Mkt value :	
		Cost value: 732,000	
		Sales ratios	
		Cost/sale : .9361	
		Mkt/sale :	
		Assmt/sale: .6552	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	24,500
G Garages	FSF Full-story fin o/gar	368	17,400
L Living Area	AIR Air conditioning	368	800
L Living Area	BSMT Basement addition	352	4,600
L Living Area	FRFF Frame first floor	352	28,400
L Living Area	AIR Air conditioning	352	800
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	4,100
Total additions			80,600

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.919	200,000		.25	150,000	105,000
Primary Site		40,032					
		.9190 acres		Total land value		150,000	105,000

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	50	A	Addtn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	1
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 2007	

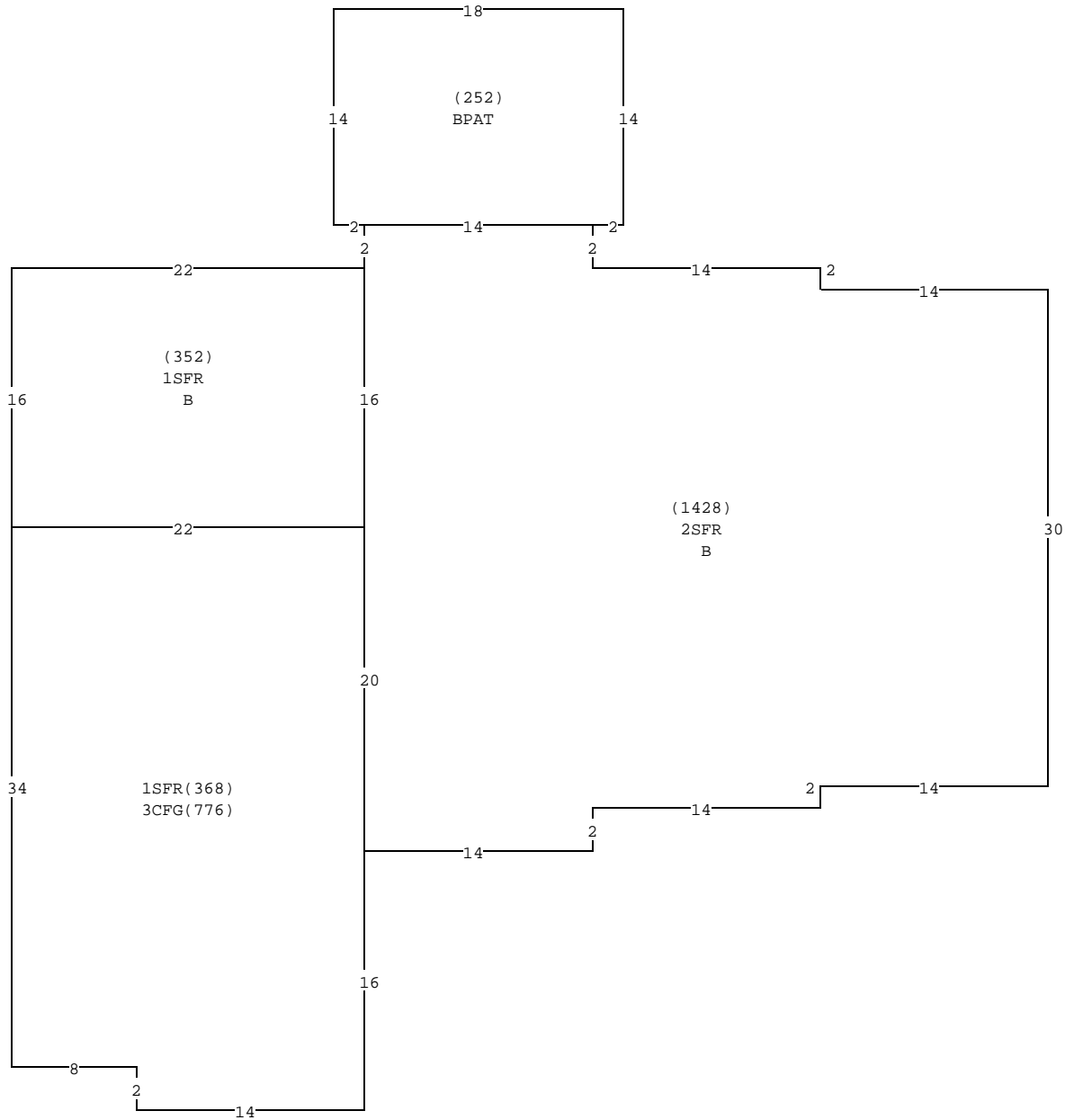
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	24	24	576	20.00		C	11,520	50	5,760
Utility Shed									
Value at 70%		4,030		Value at 100%		5,760			

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Notes: SALE 9-20-06 \$540,000 INCLUDES 2,3,5,6 CHARLOTTE COURT
JENNIFER A SANTINI LIVING TRUST DATED 10/16/08