

Property at 00046 EDWARDS ROAD

Prop ID 2190046

Printed 09-Oct-2018 8:45 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	DODGE AMBER & BENGSTON BRIAN J
Second name:	
Address:	46 EDWARDS ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	912 182,700
Basement	Full		
Heating	Yes	A/C Yes	5,540
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas 9,500
Attic	None	Attic size:	
Additions			119,164
Other Features	WB Stks	RR	20,078
Sub-Total			336,982
Grade	B+	Factor 1.3500	454,926
CDU		C&D Factor 1.00	454,926
Depreciation		30 %	318,448
Computed cost value @ 70%			222,914

Location Information						
Map: 016	Clerk map:					
Lot: 2190046	Neigh.:	Zone: R30	Vol: 715 Page: 635			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Dec-2017	
Resident Land	.69	94,500			Sale price: 515,000	
Resident Dwelling	1.00	222,870			Sale valid:	
Resident Excess	.13	680			Values	
Resident Outbldg	1.00	9,310			Mkt value :	
					Cost value:	467,657
Summary		Utilities		Sales ratios		
Total assessments	327,360	Water	Unionville	Cost/sale :	.9081	
Total exemptions		Sewer	Septic	Mkt/sale :		
Net assessment	327,360	Gas	None	Assmt/sale:	.6357	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	264	21,321
L Living Area	BSMT Basement addition	264	3,432
L Living Area	AIR Air conditioning	264	566
P Porches, Patios, Decks	DECK Wood deck	368	6,877
L Living Area	OVER Frame Overhang	38	2,455
L Living Area	AIR Air conditioning	38	82
L Living Area	OVER Frame Overhang	22	1,421
L Living Area	AIR Air conditioning	22	47
L Living Area	FRFF Frame first floor	308	24,875
L Living Area	AIR Air conditioning	308	661
G Garages	FR Attached frame LE 65	576	18,439
P Porches, Patios, Decks	DECK Wood deck	112	2,093
L Living Area	FRFF Frame first floor	256	20,675
L Living Area	FRUF Frame upper full	256	15,122
L Living Area	AIR Air conditioning	256	549
L Living Area	AIR Air conditioning	256	549
Total additions			119,164

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	.130	7,500	975		975	683
Residual		5,663					
		.820 acres		Total land value		135,975	95,183

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 2
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	2 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size 570
Grade	43	B+	Whirlpools	1 Living area 2,968
Garage	22	Attached 2 car	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1986	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	38	684	38.76	2018	C	26,512	50	13,300
Value at 70%			9,310	Value at 100%			13,300		

