

Property at 00046 EDWARDS ROAD

Prop ID 2190046

Printed 14-Feb-2019 4:26 PM 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
Basement	Full		191,830
Heating	Yes	A/C Yes	5,810
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p Saunas
Attic	None	Attic size:	9,500
Additions			125,125
Other Features	WB Stks	RR	20,582
Sub-Total			352,847
Grade	B+	Factor 1.3500	476,343
CDU		C&D Factor 1.00	476,343
Depreciation		35 %	309,623
Computed cost value @ 70%			216,736

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	105,000			Sale price: 515,000	
Resident Dwelling	1.00	216,740			Sale valid:	
Resident Excess	.13	680			Values	
Resident Outbldg	1.00	9,310			Mkt value :	
					Cost value:	473,900
Summary		Utilities		Sales ratios		
Total assessments	331,730	Water	Unionville	Cost/sale :	.9202	
Total exemptions		Sewer	Septic	Mkt/sale :		
Net assessment	331,730	Gas	None	Assmt/sale:	.6441	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	264	22,387
L Living Area	BSMT Basement addition	264	3,604
L Living Area	AIR Air conditioning	264	595
P Porches, Patios, Decks	DECK Wood deck	368	7,221
L Living Area	OVER Frame Overhang	38	2,578
L Living Area	AIR Air conditioning	38	86
L Living Area	OVER Frame Overhang	22	1,492
L Living Area	AIR Air conditioning	22	50
L Living Area	FRFF Frame first floor	308	26,119
L Living Area	AIR Air conditioning	308	694
G Garages	FR Attached frame LE 65	576	19,360
P Porches, Patios, Decks	DECK Wood deck	112	2,198
L Living Area	FRFF Frame first floor	256	21,709
L Living Area	FRUF Frame upper full	256	15,878
L Living Area	AIR Air conditioning	256	577
L Living Area	AIR Air conditioning	256	577
Total additions			125,125

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		150,000	105,000
Primary Site		30,056					
RES	12	.130	7,500	975		975	683
Residual		5,663					
		.820 acres		Total land value		150,975	105,683

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
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	2
Garage	22	Attached 2 car	Rec Room Size	570
Area Over Gar.	99	None	Whirlpools	1
Basement	01	Full	Saunas	# Living Units 1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
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		

