

Property at 00006 MANITOOK MOUNTAIN RD

Prop ID 3090006

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Administrative Information

Owner name: TRIST STEVEN & HANNAH
 Second name:
 Address: 6 MANITOOK MOUNTAIN RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3090006 Neigh.: Zone: R40 Vol: 779 Page: 1102

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Oct-2022
Resident Land	.92	115,500				Sale price: 765,000
Resident Outbldg	1.00	1,190				Sale valid:
Resident Dwelling	1.00	297,290				Values
Resident Excess	.10	530				Mkt value :
						Cost value: 592,157
Summary			Utilities		Sales ratios	
Total assessments		414,510	Water	Connecticut	Cost/sale :	.7741
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		414,510	Gas	None	Assmt/sale:	.5418

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.100	7,500	750			750	525
Residual		4,356						
1.020 acres				Total land value			165,750	116,025

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	01	Plaster	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	13	Basement 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1995	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,392	340,850
Basement	Full				
Heating	Yes	A/C Yes			9,760
Plumbing	3 F/B	H/B 2 Add'l fix.	1 Wh/p	Saunas	13,500
Attic	None	Attic size:			
Additions					72,065
Other Features		WB Stks	Bsmt Gar		13,250
Sub-Total					449,425
Grade	B+	Factor 1.3500			606,724
CDU		C&D Factor 1.00			606,724
Depreciation		30 %			424,707
Computed cost value @ 70%					297,295

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	176	3,243
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535
P Porches, Patios, Decks	DECK Wood deck	216	5,722
L Living Area	BSMT Basement addition	312	5,750
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	AIR Air conditioning	312	948
Total additions			72,065

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	14	112	30.00	2020	C	3,360	50	1,700
Utility Shed									
Value at 70%			1,190	Value at 100%			1,700		

