

Property at 00086 PAPER CHASE TRAIL

Prop ID 3480086

Printed 07-Feb-2024 11:30 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	GIBSON JOEL & SPEARS ASHLEY
Second name:	
Address:	86 PAPER CHASE TRAIL
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,209
Basement	Full		305,110
Heating	Yes	A/C Yes	8,750
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	9,000
Additions			101,404
Other Features	Mason Trim WB Stks		18,736
Sub-Total			443,000
Grade	B	Factor 1.2600	558,180
CDU		C&D Factor 1.00	558,180
Depreciation		35 %	362,817
Computed cost value @ 70%			253,972

Location Information					
Map: 012	Clerk map:				
Lot: 3480086	Neigh.:	Zone: R40	Vol: 776 Page: 1212		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 12-Jul-2022
Resident Land	.92	105,000			Sale price: 605,000
Resident Dwelling	1.00	253,970			Sale valid:
				Values	
Resident Excess	.23	1,210			Mkt value :
				Cost value: 514,543	
Summary		Utilities		Sales ratios	
Total assessments		360,180	Water Well		Cost/sale : .8505
Total exemptions			Sewer Septic		Mkt/sale :
Net assessment		360,180	Gas None		Assmt/sale: .5953

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	FRFF Frame first floor	315	36,062
L Living Area	FRUH Frame upper half	315	16,108
L Living Area	BSMT Basement addition	315	5,805
L Living Area	OVER Frame Overhang	5	458
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	BPAT Brick/flagstone pati	81	1,847
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	AIR Air conditioning	472	1,435
L Living Area	AIR Air conditioning	44	134
Total additions			101,404

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.230	7,500	1,725		1,725	1,208
Residual		10,019					
1.150 acres				Total land value		151,725	106,208

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	16
Grade	40	B	Masonry trim sf	560
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	1
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	2,958
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1973				

