

Property at 00075 PARKVIEW DRIVE

Prop ID 3510075

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Administrative Information

Owner name: PHELPS WENDY LYNN
 Second name:
 Address: 75 PARKVIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3510075 Neigh.: Zone: R30/40 Vol: 770 Page: 033

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-Dec-2021
Resident Land	.92	94,500			Sale price: 425,000
Resident Dwelling	1.00	173,440			Sale valid:
				Values	
Resident Excess	.27	1,420			Mkt value : Cost value: 384,800
Summary		Utilities		Sales ratios	
Total assessments		269,360	Water Connecticut	Cost/sale :	.9054
Total exemptions			Sewer Public sewer	Mkt/sale :	
Net assessment		269,360	Gas None	Assmt/sale:	.6338

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.270	7,500	2,025		2,025	1,418
Residual		11,761					
1.190 acres				Total land value		137,025	95,918

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	Rec Room Size
Garage	12	Basement 2 car	Whirlpools	Living area 1,720
Area Over Gar.	01	Fully Finished	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	05	Living Area W/ A	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,720	272,840
Basement	Full			
Heating	Yes	A/C Yes		7,800
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas	8,500
Attic	None	Attic size:		
Additions				7,424
Other Features	WB Stks		Bsmt Gar	29,238
Sub-Total				325,802
Grade	B-	Factor 1.1700		381,188
CDU		C&D Factor 1.00		381,188
Depreciation		35 %		247,772
Computed cost value @ 70%				173,440

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	BPAT Brick/flagstone pati	90	2,052
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
Total additions			7,424

