

Property at 00016 PINE HILL ROAD

Prop ID 3560016

Printed 07-Feb-2024 11:45 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: HERNDON JASON L & MELISSA S
 Second name:
 Address: 16 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

| | | | | |
|------------------|--------------------|---------------------------|---------------|----------------|
| Dwelling | Frame | 1 1/2 story w/bsmt | Area 2,892 | 552,640 |
| Basement | Full | | | |
| Heating | Yes | A/C Yes | | 15,710 |
| Plumbing | 4 F/B | 2 H/B 2 Add'l fix. | 1 Wh/p Saunas | 25,500 |
| Attic | None | | Attic size: | |
| Additions | | | | 103,512 |
| Other Features | Mason Trim WB Stks | | | 10,544 |
| Sub-Total | | | | 707,906 |
| Grade | B+ | Factor 1.3500 | | 955,673 |
| CDU | | C&D Factor 1.00 | | 955,673 |
| Depreciation | | 20 % | | 764,538 |
| | | Computed cost value @ 70% | | 535,177 |

| | | | |
|-----------------------------|--------------------|------------------------|------------|
| Location Information | | | |
| Map: 020 | Clerk map: 05 024 | | |
| Lot: 3560016 | Neigh.: Zone: RU2A | Vol: 763 | Page: 410 |
| Assessments | | Exemptions | |
| Assmt category | Qty | Amount | Exempt Cat |
| Resident Land | 1.69 | 94,500 | |
| Resident Dwelling | 1.00 | 535,180 | |
| Resident Outbldg | 1.00 | 2,800 | |
| Summary | | Utilities | |
| Total assessments | 632,480 | Water | Well |
| Total exemptions | | Sewer | Septic |
| Net assessment | 632,480 | Gas | None |
| | | Values | |
| | | Last sale | |
| | | Sale date: 26-Jul-2021 | |
| | | Sale price: 1,030,900 | |
| | | Sale valid: | |
| | | Mkt value : | |
| | | Cost value: 903,543 | |
| | | Sales ratios | |
| | | Cost/sale : .8765 | |
| | | Mkt/sale : | |
| | | Assmt/sale: .6135 | |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|--------|
| G Garages | FRL Attached frame GT 65 | 912 | 40,859 |
| G Garages | FSF Full-story fin o/gar | 672 | 45,013 |
| L Living Area | AIR Air conditioning | 672 | 2,043 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 256 | 15,597 |

Total additions 103,512

Outbuilding Information

| Description | Wid | Len | Area | Rate | Year | Cnd | RCN | Depr | Value |
|---------------------|-----|-------|------|----------------------|------|-------|-------|------|-------|
| RS1 Frame | 12 | 22 | 264 | 30.00 | 2010 | C | 7,920 | 50 | 4,000 |
| Utility Shed | | | | | | | | | |
| Value at 70% | | 2,800 | | Value at 100% | | 4,000 | | | |

Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl | Fact | Value | 70% Value |
|--------------|-----|------------------|---------|---------|------|------|---------|-----------|
| PRIM | 11 | 1.685 | 135,000 | 135,000 | | | 135,000 | 94,500 |
| Primary Site | | 73,399 | | | | | | |
| 1.685 acres | | Total land value | | 135,000 | | | 94,500 | |

Residential Dwelling Information

| Subject | Code | Description | Condominium | |
|-------------------------|------|------------------|------------------|-------|
| Style | 20 | Modern Cape | | |
| Exterior Walls | 01 | Clapboards | | |
| Roof Material | 01 | Asphalt Shingles | Story Height 1.5 | |
| Roof Type | 01 | Gable | | |
| Foundation | 01 | Poured Concrete | Total Rooms | 9 |
| Interior Walls | 02 | Drywall | Garage cars | 3 |
| Floors | 07 | Hardwood/Carpeti | Bedrooms | 5 |
| Heating System | 02 | Forced Hot Air | Unfinished area | |
| Fuel | 07 | Propane Gas | Family Rooms | 1 |
| Attic | 99 | None | Dormer linear f | |
| Grade | 43 | B+ | Full Baths | 4 |
| Garage | 23 | Attached 3 car | Masonry trim sf | 224 |
| Area Over Gar. | 01 | Fully Finished | Half Baths | 2 |
| Basement | 01 | Full | Finish bsmt sz | |
| Bsmt Fin Qual | 01 | Unfinished | Addtn'l fixtures | 2 |
| Air Condition | 01 | Central Air | Rec Room Size | |
| Interior Cond | 06 | Very Good | Living area | 4,884 |
| Exterior Cond | 06 | Very Good | Whirlpools | 1 |
| | | | Saunas | |
| | | | # Living Units | 1 |
| | | | M/F stacks | |
| | | | W/B stacks | 1 |
| | | | W/B openings | 1 |
| Actual Year Built: 2006 | | | | |

