

Property at 00002 PINE TRAIL

Prop ID 3570002

Printed 07-Feb-2024 11:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WOOD ANDREW & FIONA
 Second name:
 Address: 2 PINE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3570002 Neigh.: SL Zone: R15 Vol: 779 Page: 483

Assessments

Assmt category	Qty	Amount
Resident Land	.21	70,000
Resident Dwelling	1.00	101,530
Resident Outbldg	1.00	9,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Sep-2022
 Sale price: 280,000
 Sale valid:

Values

Mkt value :
 Cost value: 259,143

Summary

Total assessments	181,400
Total exemptions	
Net assessment	181,400

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9255
 Mkt/sale :
 Assmt/sale: .6479

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.210	100,000	100,000			100,000	70,000
Primary Site		9,148						

.210 acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	2
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 2009	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	672
Basement	Partial > half		134,930
Heating	Yes	A/C Yes	-2,260
Plumbing	2 F/B	H/B Add'l fix.	3,910
Attic	None	Wh/p Saunas	5,000
Additions		Attic size:	
Other Features		M Stks	33,720
			6,000

Sub-Total		181,300
Grade	C	Factor 1.0000
CDU		C&D Factor 1.00
Depreciation		20 %
		Computed cost value @ 70%
		101,528

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	264	30,223
P Porches, Patios, Decks	DECK Wood deck	132	3,497

Total additions 33,720

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	21	24	504	55.95		C	28,199	50	14,100
Block Detach Garage									

Value at 70% 9,870

Value at 100% 14,100

