

Property at 00023 ROBKINS ROAD

Prop ID 5030023

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Administrative Information

Owner name: PAUL PETER T TRUSTEE
 Second name:
 Address: 23 ROBKINS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map: 98 140
 Lot: 5030023 Neigh.: Zone: RU2A Vol: 786 Page: 147

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Dwelling	1.00	1,512,590
Resident Outbldg	2.00	84,910

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 13-Jul-2023
 Sale price: 3,250,000
 Sale valid:

Values

Mkt value :
 Cost value: 3,046,400

Summary

Total assessments	2,132,480
Total exemptions	
Net assessment	2,132,480

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9374
 Mkt/sale :
 Assmt/sale: .6561

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000		750,000	525,000
Primary Site		87,120					
RES	12	1.900	7,500	14,250		14,250	9,975
Residual		82,764					

3.900 acres

Total land value

764,250

534,975

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	06	Brick		
Roof Material	02	Slate		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	07	Hydro Air		
Fuel	01	Oil		
Attic	99	None		
Grade	63	AA+		
Garage	24	Attached 4 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	780,020
Basement	Full		3,455	
Heating	Yes	A/C Yes		21,120
Plumbing	7 F/B	3 H/B 8 Add'l fix.	2 Wh/p	49,500
Attic	None	Attic size:		
Additions				615,692
Other Features	WB Stks	RR		77,122
Sub-Total				1,543,454
Grade	AA+	Factor 2.0000		3,086,908
CDU		C&D Factor 1.00		3,086,908
Depreciation		30 %		2,160,836
Computed cost value @ 70%				1,512,585

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,222	54,748
L Living Area	MAUF Masonry upper full	1,222	109,282
L Living Area	AIR Air conditioning	1,222	3,715
L Living Area	BSMT Basement addition	2,858	52,667
L Living Area	MAFF Masonry first floor	2,858	339,167
L Living Area	AIR Air conditioning	2,858	8,688
P Porches, Patios, Decks	MOFF Masonry open first f	231	15,763
P Porches, Patios, Decks	MOFF Masonry open first f	464	31,662

Total additions 615,692

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	26	44	1,144	110.5	1998	A	196,027	50	98,000
TC3 Clay Tennis court			1	30,00		A	46,500	50	23,300
Value at 70%		84,910	Value at 100%		121,300				

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Prop ID 5030023 Card 01

No sketch for this property

THE SADANOWSICZ FMLY TRUST DTD 6-30-97 V 761 P 1160 6-30-21
PETER T PAUL LIVING TRUST DATED 5-21-1997 V786 P147 7-13-23