

Property at 00016 ARIEL WAY

Prop ID 1110016

Printed 15-Aug-2024 12:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LICITRA PAULA
 Second name:
 Address: 16 ARIEL WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 1110016 Neigh.: Zone: R40 Vol: 795 Page: 826

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Jul-2024
Resident Land	.92	105,000			Sale price: 957,500
Resident Dwelling	1.00	400,460			Sale valid:
Resident Outbldg	3.00	45,640			

Values

Resident Excess	.28	1,470	Mkt value :	
			Cost value:	789,386

Summary

Total assessments	552,570	Water	Connecticut	Cost/sale :	.8244
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	552,570	Gas	None	Assmt/sale:	.5771

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	.280	7,500	2,100		2,100	1,470
Residual	12,197						

1.200 acres

Total land value

152,100

106,470

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,476	357,250
Basement	Full with walk				
Heating	Yes	A/C Yes			10,220
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	20,500
Attic	None		Attic size:		
Additions					139,512
Other Features		WB Stks M Stks RR			40,058
Sub-Total					567,540
Grade	B	Factor 1.2600			715,100
CDU		C&D Factor 1.00			715,100
Depreciation		20 %			572,080
		Computed cost value @ 70%			400,456

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	200	3,686
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	AIR Air conditioning	200	608
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
L Living Area	FRFF Frame first floor	594	68,002
L Living Area	AIR Air conditioning	594	1,806
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	400	10,596
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387

Total additions 139,512

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	35	630	110.5		C	69,647	50	34,800
RG1 Frame or Con Block Detach Garage	25	40	1,000	55.95	2016	C	55,950	50	28,000
RS1 Frame Utility Shed	10	16	160	30.00		C	4,800	50	2,400
Value at 70%			45,640				Value at 100%		65,200

