

Property at 00020 ARIEL WAY

Prop ID 1110020

Printed 23-Sep-2024 10:32 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: NYKLICEK PAUL R &  
Second name: MACHUGA JUDITH F  
Address: 20 ARIEL WAY  
City/state: AVON CT Zip: 06001

## Location Information

Map: 002 Clerk map:  
Lot: 1110020 Neigh.: Zone: R40 Vol: 386 Page: 1040

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 190,810 |
| Resident Outbldg  | 1.00 | 1,680   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 20-Jun-2000  
Sale price: 292,000  
Sale valid: Y

## Values

Mkt value :  
Cost value: 424,986

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 297,490 |
| Total exemptions  |         |
| Net assessment    | 297,490 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.4554  
Mkt/sale :  
Assmt/sale: 1.0188

## 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     |         |         |      |      |         |           |

.920 acres Total land value 150,000 105,000

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 05   | W/W over sub-flo | Bedrooms                | 4     |
| Heating System | 01   | Hot Water        | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 37   | B-               | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | Addtn'l fixtures        | 1     |
| Air Condition  | 99   | None             | Whirlpools              | 576   |
| Interior Cond  | 05   | Good             | Living area             | 2,188 |
| Exterior Cond  | 05   | Good             | # Living Units          | 1     |
|                |      |                  | Actual Year Built: 1981 |       |

## Building Valuation Summary

|                           |       |                    |      |        |         |
|---------------------------|-------|--------------------|------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt     | Area | 936    | 251,790 |
| Basement                  | Full  |                    |      |        |         |
| Heating                   | Yes   | A/C No             |      |        |         |
| Plumbing                  | 2 F/B | 1 H/B 1 Add'l fix. | Wh/p | Saunas | 9,000   |
| Attic                     | None  | Attic size:        |      |        |         |
| Additions                 |       |                    |      |        | 78,208  |
| Other Features            |       | WB Stks            | RR   |        | 19,434  |
| Sub-Total                 |       |                    |      |        | 358,432 |
| Grade                     | B-    | Factor 1.1700      |      |        | 419,365 |
| CDU                       |       | C&D Factor 1.00    |      |        | 419,365 |
| Depreciation              |       | 35 %               |      |        | 272,587 |
| Computed cost value @ 70% |       |                    |      |        | 190,811 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 480  | 21,441 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 152  | 9,261  |
| L Living Area            | OVER Frame Overhang       | 36   | 3,297  |
| L Living Area            | FRFF Frame first floor    | 280  | 32,055 |
| L Living Area            | BSMT Basement addition    | 280  | 5,160  |
| P Porches, Patios, Decks | DECK Wood deck            | 120  | 3,179  |
| P Porches, Patios, Decks | DECK Wood deck            | 144  | 3,815  |

Total additions 78,208

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year  | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|-------|---------------|-------|------|-------|
| RS1 Frame    | 10  | 16  | 160  | 30.00 | 2018  | C             | 4,800 | 50   | 2,400 |
| Utility Shed |     |     |      |       |       |               |       |      |       |
| Value at 70% |     |     |      |       | 1,680 | Value at 100% |       |      |       |
|              |     |     |      |       |       | 2,400         |       |      |       |

