

Property at 00023 ARIEL WAY

Prop ID 1110023

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

Administrative Information

Owner name: MCNEELY ANNETTE H
Second name:
Address: 23 ARIEL WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 1110023 Neigh.: Zone: R40 Vol: 656 Page: 027

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	233,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Feb-2013
Sale price: 426,500
Sale valid:

Values

Resident Excess	.30	1,580	Mkt value :	
			Cost value:	485,300

Summary

Total assessments	339,710
Total exemptions	
Net assessment	339,710

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1379
Mkt/sale :
Assmt/sale: .7965

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	.300	7,500	2,250			2,250	1,575
Residual		13,068						

1.220 acres

Total land value

152,250

106,575

Building Valuation Summary

					Area 1,008	
Dwelling	Frame	2 story w/bsmt				265,860
Basement	Full					
Heating	Yes	A/C Yes				7,650
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None		Attic size:			
Additions						99,360
Other Features		WB Stks	RR			20,283

Sub-Total						406,653
Grade	B	Factor 1.2600				512,383
CDU		C&D Factor 1.00				512,383
Depreciation		35 %				333,049
		Computed cost value @ 70%				233,134

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	351	40,183
L Living Area	BSMT Basement addition	351	6,468
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	OVER Frame Overhang	72	6,594
G Garages	FR Attached frame LE 65	628	27,216
P Porches, Patios, Decks	DECK Wood deck	483	12,795
L Living Area	AIR Air conditioning	351	1,067

Total additions 99,360

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 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 540
Grade	40	B	Whirlpools Living area 2,483
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1979

Scale: 1" = 7.69 feet