

Property at 00029 ARIEL WAY

Prop ID 1110029

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Administrative Information

Owner name: LABARRE DONALD III
 Second name:
 Address: 29 ARIEL WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 1110029 Neigh.: Zone: R40 Vol: 672 Page: 29

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Mar-2014
Resident Land	.92	105,000				Sale price: 359,900
Resident Dwelling	1.00	188,410				Sale valid:
Resident Outbldg	2.00	31,780				Values
Resident Excess	.18	950				Mkt value :
						Cost value: 465,914
Summary			Utilities		Sales ratios	
Total assessments		326,140	Water	Connecticut	Cost/sale :	1.2946
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		326,140	Gas	CNG	Assmt/sale:	.9062

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	.180	7,500	1,350			1,350	945
Residual	7,841							
1.100 acres		Total land value		151,350			105,945	

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	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				768	218,990
Basement	Full						
Heating	Yes	A/C	Yes				6,320
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		13,500
Attic	None		Attic size:				
Additions							168,532
Other Features		WB Stks					6,750
Sub-Total							414,092
Grade	B	Factor 1.2600					521,756
CDU		C&D Factor 1.00					521,756
Depreciation		35 %					339,141
		Computed cost value @ 70%					237,399

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	FRFF Frame first floor	276	31,597
L Living Area	AIR Air conditioning	276	839
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
P Porches, Patios, Decks	FEFF Frame enclosed first	1,597	75,000
L Living Area	AIR Air conditioning	1,597	4,855
P Porches, Patios, Decks	DECK Wood deck	348	9,219
L Living Area	AIR Air conditioning	168	511
Total additions			168,532

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
IP1 Indoor pool	20	40	800	110.5		C	88,440	50	44,200
RS1 Frame Utility Shed	8	10	80	30.00	2009	C	2,400	50	1,200
Value at 70%	31,780						Value at 100%		45,400

