

Property at 00014 AVONSIDE

Prop ID 1200014

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Administrative Information

Owner name: RICCIO ANTHONY J AND
Second name: LISA CATARINO
Address: 14 AVONSIDE
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 1200014 Neigh.: Zone: R30 Vol: 486 Page: 040

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Nov-2003
Resident Land	.69	94,500				Sale price:
Resident Dwelling	1.00	501,060				Sale valid:
					Values	
Resident Excess	.03	160				Mkt value :
						Cost value: 851,029
Summary			Utilities		Sales ratios	
Total assessments		595,720	Water	Well		Cost/sale :
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		595,720	Gas	None		Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	.030	7,500	225		225	158
Residual		1,307					
				.720 acres	Total land value	135,225	94,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	450
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,469
Basement	Full with walk		480,610
Heating	Yes	A/C Yes	13,680
Plumbing	4 F/B	1 H/B	3 Add'l fix.
Attic	None	1 Wh/p	Saunas
		Attic size:	22,500
Additions			170,304
Other Features		Mason Trim WB Stks M Stks	19,873
Sub-Total			706,967
Grade	B+	Factor 1.3500	954,405
CDU		C&D Factor 1.00	954,405
Depreciation		25 %	715,804
		Computed cost value @ 70%	501,063

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
P Porches, Patios, Decks	FOFF Frame open first flo	312	19,009
L Living Area	BSMT Basement addition	360	6,634
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
P Porches, Patios, Decks	DECK Wood deck	380	10,066

Total additions 170,304

