

Property at 00020 AVONSIDE KNOLL

Prop ID 1210020

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Administrative Information

Owner name: FUSARI DONALD & KATHY A
 Second name: REVOCABLE TRUST
 Address: 20 AVONSIDE KNOLL
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 1210020 Neigh.: Zone: R30 Vol: 737 Page: 583

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-May-2014
Resident Land	.69	70,880			Sale price: 381,900
Resident Dwelling	1.00	261,050			Sale valid:
Resident Outbldg	1.00	2,520			

Values

Resident Excess	3.01	1,580	Mkt value :	
			Cost value:	480,043

Summary

Summary		Utilities		Sales ratios	
Total assessments	336,030	Water	Well	Cost/sale :	1.2570
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	336,030	Gas	None	Assmt/sale:	.8799

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000	.25	101,250	70,875
Primary Site		30,056					
RES	12	3.010	7,500	22,575	.90	2,258	1,581
Residual		131,116					

3.700 acres Total land value 103,508 72,456

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
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	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	2
Area Over Gar.	99	None	Finish bsmt sz	
Basement	99	None	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Living area	3,308
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,146
Basement	None		292,810
Heating	Yes	A/C Yes	-5,140
Plumbing	2 F/B	1 H/B 1 Add'l fix.	8,410
Attic	None	Attic size:	9,000
Additions			165,037
Other Features	WB Stks		20,250

Sub-Total		490,367
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	573,729
Depreciation	35 %	573,729
	Computed cost value @ 70%	372,924
		261,047

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	441	19,919
P Porches, Patios, Decks	DECK Wood deck	860	22,781
P Porches, Patios, Decks	BPAT Brick/flagstone pati	87	1,984
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	DECK Wood deck	39	1,033
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
L Living Area	FRFF Frame first floor	960	109,902
L Living Area	AIR Air conditioning	960	2,918

Total additions 165,037

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2017	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

