

Property at 00011 BILLINGSGATE

Prop ID 1310011

Printed 05-Feb-2024 12:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCHULMAN MARCY B G
Second name:
Address: 11 BILLINGSGATE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 1310011 Neigh.: AR Zone: R40 Vol: 562 Page: 864

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	341,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jan-1992
Sale price: 470,000
Sale valid: Y

Values

Resident Excess	.06	320	
Mkt value :			
Cost value:		662,829	

Summary

Total assessments	463,980	
Total exemptions		
Net assessment	463,980	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.4103
Mkt/sale :
Assmt/sale: .9872

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site	40,075							
RES	12	.060	7,500	450			450	315
Residual	2,614							

.980 acres Total land value 175,450 122,815

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,232	309,600
Basement	Full					
Heating	Yes	A/C Yes				8,880
Plumbing	2 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas	16,000
Attic	None			Attic size:		
Additions						148,610
Other Features	Mason Trim	WB Stks	RR			34,018

Sub-Total						517,108
Grade	A-		Factor 1.4500			749,807
CDU			C&D Factor 1.00			749,807
Depreciation			35 %			487,375
			Computed cost value @ 70%			341,163

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	DECK Wood deck	348	9,219
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
G Garages	FR Attached frame LE 65	864	36,424
L Living Area	FRFF Frame first floor	550	62,965
L Living Area	BSMT Basement addition	550	10,135
L Living Area	AIR Air conditioning	550	1,672

Total additions 148,610

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf 176
Fuel	01	Oil	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 3 Rec Room Size 600
Grade	47	A-	Whirlpools 1 Living area 3,058
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1987

