

Property at 00012 BLANCHARD ROAD

Prop ID 1350012

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Administrative Information

Owner name: DACUNHA KENNETH M
 Second name:
 Address: 12 BLANCHARD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 1350012 Neigh.: Zone: R15 Vol: 623 Page: 784

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Apr-2011
Resident Land	.42	87,500				Sale price: 238,000
Resident Dwelling	1.00	120,470				Sale valid:
Resident Outbldg	1.00	2,030				Values
					Mkt value :	
					Cost value:	300,000
Summary			Utilities		Sales ratios	
Total assessments	210,000		Water	Connecticut	Cost/sale :	1.2605
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	210,000		Gas	None	Assmt/sale:	.8824

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.420	125,000	125,000			125,000	87,500
Primary Site		18,295						
		.420 acres		Total land value			125,000	87,500

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	550	176,410
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					65,248
Other Features					
Sub-Total					245,158
Grade	C+	Factor 1.0800			264,771
CDU		C&D Factor 1.00			264,771
Depreciation		35 %			172,101
		Computed cost value @ 70%			120,471

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	OVER Frame Overhang	22	2,015
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G Garages	FR Attached frame LE 65	240	12,077
L Living Area	FRFF Frame first floor	120	13,738
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	FRFF Frame first floor	216	24,728
Total additions			65,248

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	1991	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

