

Property at 00015 BLANCHARD ROAD

Prop ID 1350015

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Administrative Information

Owner name: BECKIUS KIMBERLY
 Second name:
 Address: 15 BLANCHARD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 1350015 Neigh.: Zone: R-15 Vol: 790 Page: 1178

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jun-2010
Resident Land	.69	87,500				Sale price: 325,000
Resident Dwelling	1.00	146,450				Sale valid:
Resident Outbldg	1.00	28,210				Values
Resident Excess	.56	2,940				Mkt value :
						Cost value: 378,714
Summary			Utilities		Sales ratios	
Total assessments	265,100		Water	Connecticut	Cost/sale :	1.1653
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	265,100		Gas	None	Assmt/sale:	.8157

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	.560	7,500	4,200			4,200	2,940
Residual		24,394						
1.250 acres				Total land value			129,200	90,440

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	33	Detached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	02	Partial < half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1880	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	360
Basement	Partial < half		121,470
Heating	Yes	A/C No	-2,770
Plumbing	2 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,000
Other Features	WB Stks		144,647
			6,750
Sub-Total			275,097
Grade	B-	Factor 1.1700	321,863
CDU		C&D Factor 1.00	321,863
Depreciation		35 %	209,211
		Computed cost value @ 70%	146,448

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	464	53,119
L Living Area	FRFF Frame first floor	337	38,580
P Porches, Patios, Decks	DECK Wood deck	443	11,735
L Living Area	FRFF Frame first floor	360	41,213
Total additions			144,647

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	60	1,440	55.95	2001	C	80,568	50	40,300
Block Detach Garage									
Value at 70%	28,210		Value at 100%		40,300				

