

Property at 00047 BREEZY KNOLL

Prop ID 1410047

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Administrative Information

Owner name: SHIEH ERIC M AND
 Second name: CHEN JEAN-YU TRUSTEES
 Address: 47 BREEZY KNOLL
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map: 15 008
 Lot: 1410047 Neigh.: Zone: RU2A Vol: 721 Page: 749

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Dwelling	1.00	411,920
Resident Outbldg	1.00	20,720

Exemptions

Exempt Cat	Amount
Resident Excess	.39 2,050

Last sale

Sale date: 15-Jun-2015
 Sale price: 748,000
 Sale valid:

Values

Mkt value :
 Cost value: 820,986

Summary

Total assessments	574,690
Total exemptions	
Net assessment	574,690

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0976
 Mkt/sale :
 Assmt/sale: .7683

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000			200,000	140,000
Primary Site 87,120								
RES	12	.390	7,500	2,925			2,925	2,048
Residual 16,988								

2.390 acres Total land value 202,925 142,048

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	10	English Tudor		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	13	Basement 3 car	Masonry trim sf	900
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,092
Air Condition	01	Central Air	Living area	4,554
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	1
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area 1,796	419,750
Basement	Full with walk						
Heating	Yes	A/C		Yes			11,990
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas		26,500
Attic	None		Attic size:				
Additions							153,035
Other Features	Mason Trim	WB Stks	RR		Bsmt Gar		65,112
Sub-Total							676,387
Grade	A-	Factor		1.4500			980,761
CDU		C&D Factor		1.00			980,761
Depreciation			40 %				588,457
				Computed cost value @ 70%			411,920

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	962	110,131
L Living Area	AIR Air conditioning	962	2,924
L Living Area	BSMT Basement addition	962	17,728
P Porches, Patios, Decks	DECK Wood deck	840	22,252

Total additions 153,035

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%		20,720		Value at 100%		29,600			

