

Property at 00020 BUCKBOARD LANE

Prop ID 1550020

Printed 05-Feb-2024 1:38 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SISSON WILLIAM M AND
 Second name: KATHLEEN C
 Address: 20 BUCKBOARD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 1550020 Neigh.: Zone: R40 Vol: 370 Page: 419

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jun-1999
Resident Land	.92	115,500				Sale price: 345,000
Resident Dwelling	1.00	296,380				Sale valid: Y
					Values	
Resident Excess	.25	1,310				Mkt value :
						Cost value: 590,271
Summary			Utilities		Sales ratios	
Total assessments		413,190	Water	Connecticut	Cost/sale :	1.7109
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		413,190	Gas	None	Assmt/sale:	1.1977

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.250	7,500	1,875			1,875	1,313
Residual		10,890						
1.170 acres			Total land value				166,875	116,813

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
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	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	12	Basement 2 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	350
Interior Cond	05	Good	Living area	3,536
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,114	286,560
Basement	Full with walk				
Heating	Yes	A/C Yes			8,230
Plumbing	3 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		18,000
Additions					183,659
Other Features		WB Stks	RR	Bsmt Gar	20,521
Sub-Total					516,970
Grade	B	Factor 1.2600			651,382
CDU		C&D Factor 1.00			651,382
Depreciation		35 %			423,398
Computed cost value @ 70%					296,379

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	550	62,965
L Living Area	BSMT Basement addition	550	10,135
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	DECK Wood deck	401	10,622
P Porches, Patios, Decks	DECK Wood deck	169	4,477
L Living Area	AIR Air conditioning	368	1,119
L Living Area	AIR Air conditioning	330	1,003
L Living Area	AIR Air conditioning	550	1,672
L Living Area	AIR Air conditioning	60	182
Total additions			183,659

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

