

Property at 00004 BUTTONWOOD HILL ROAD

Prop ID 1600004

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Administrative Information

Owner name: CUSANO JOSEPH F III
 Second name:
 Address: 4 BUTTONWOOD HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1600004 Neigh.: Zone: R30 Vol: 417 Page: 1142

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Dec-2001
Resident Land	.69	105,000				Sale price: 299,900
Resident Dwelling	1.00	181,300				Sale valid: Y
					Values	
Resident Excess	.01	50				Mkt value :
						Cost value: 409,071
Summary			Utilities		Sales ratios	
Total assessments		286,350	Water	Connecticut		Cost/sale : 1.3640
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		286,350	Gas	None		Assmt/sale: .9548

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
RES	12	.010	7,500	75			75	53
Residual		436						
		.700 acres		Total land value			150,075	105,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	37	B-	Addn'l fixtures	1
Garage	12	Basement 2 car	Whirlpools	200
Area Over Gar.	01	Fully Finished	Saunas	2,170
Basement	01	Full	# Living Units	
Bsmt Fin Qual	02	Rec Room w/o air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,210	205,730
Basement	Full				
Heating	Yes	A/C Yes			5,910
Plumbing	3 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					98,780
Other Features	WB Stks	RR	Bsmt Gar		16,154
Sub-Total					340,574
Grade	B-	Factor 1.1700			398,472
CDU		C&D Factor 1.00			398,472
Depreciation		35 %			259,007
Computed cost value @ 70%					181,305

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	FATT Full finished attic	420	15,170
L Living Area	BSMT Basement addition	420	7,740
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	OVER Frame Overhang	66	6,045
P Porches, Patios, Decks	DECK Wood deck	200	5,298
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	AIR Air conditioning	100	304
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	FEFF Frame enclosed first	104	9,918

Total additions 98,780

