

Property at 00029 CEDAR ROAD

Prop ID 1710029

Printed 21-Mar-2024 1:26 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MCKIM LINDA A TRUSTEE  
Second name:  
Address: 29 CEDAR ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 006 Clerk map:  
Lot: 1710029 Neigh.: LV Zone: R15 Vol: 791 Page: 901

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .22  | 70,000  |
| Resident Dwelling | 1.00 | 124,470 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 30-Nov-2000  
Sale price: 164,900  
Sale valid:

## Values

Mkt value :  
Cost value: 277,814

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 194,470 |
| Total exemptions  |         |
| Net assessment    | 194,470 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.6847  
Mkt/sale :  
Assmt/sale: 1.1793

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .220       | 100,000 | 100,000 |      |      | 100,000 | 70,000    |
| Primary Site |     | 9,583      |         |         |      |      |         |           |

.220 acres Total land value 100,000 70,000

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 5     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3     |
| Floors         | 05   | W/W over sub-flo | Family Rooms            |       |
| Heating System | 01   | Hot Water        | Full Baths              | 2     |
| Fuel           | 01   | Oil              | Half Baths              | 1     |
| Attic          | 99   | None             | Addtn'l fixtures        |       |
| Grade          | 33   | C+               | Whirlpools              | 1,512 |
| Garage         | 99   | None             | 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  | 01   | Central Air      |                         |       |
| Interior Cond  | 04   | Average          |                         |       |
| Exterior Cond  | 04   | Average          | Actual Year Built: 1996 |       |

## Building Valuation Summary

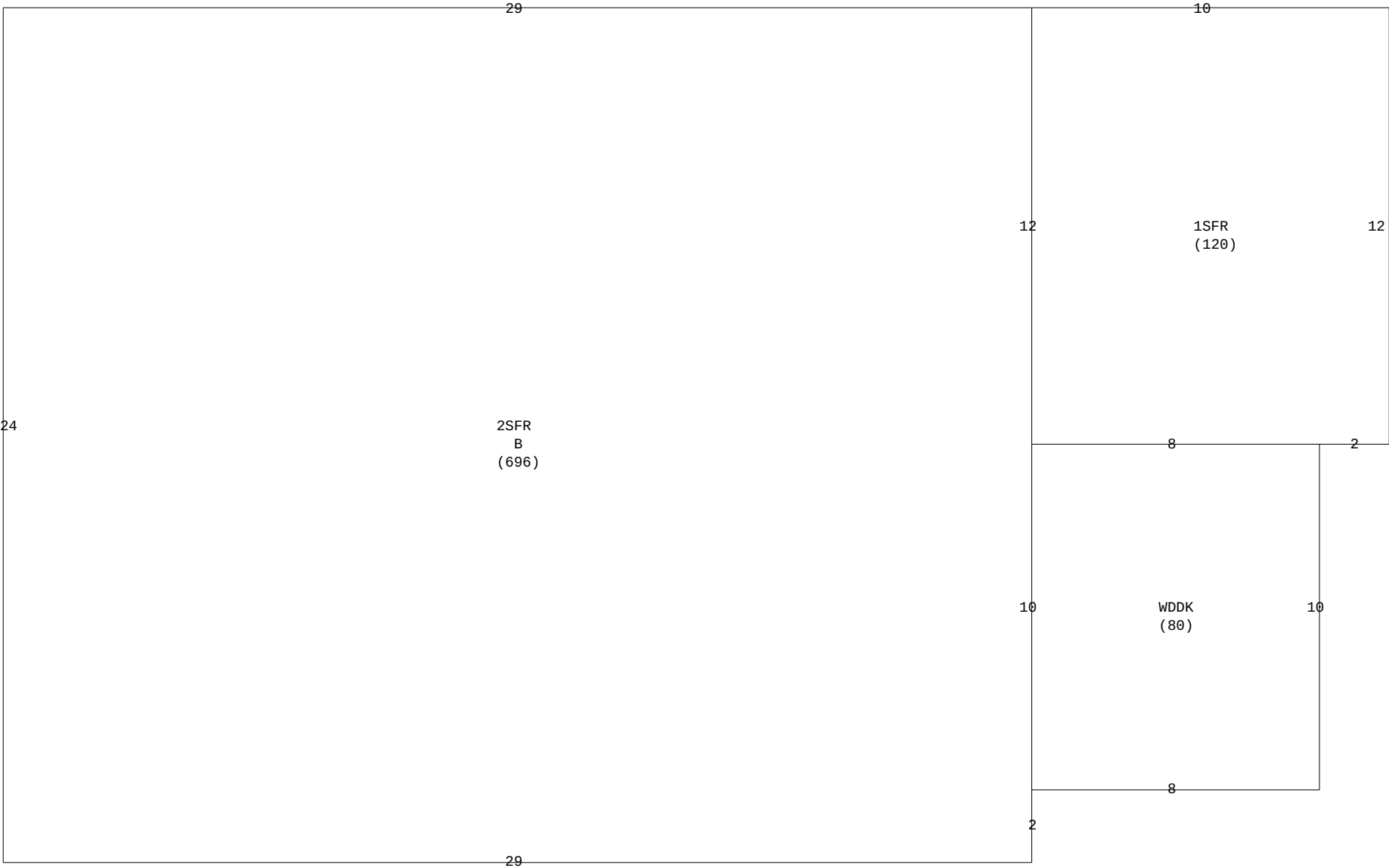
| Dwelling       | Frame | 2 story w/bsmt | Area        |         |
|----------------|-------|----------------|-------------|---------|
| Basement       | Full  |                | 696         | 204,920 |
| Heating        | Yes   | A/C Yes        |             | 5,930   |
| Plumbing       | 2 F/B | 1 H/B          | Add'l fix.  | Wh/p    |
| Attic          | None  |                | Attic size: | Saunas  |
| Additions      |       |                |             | 8,500   |
| Other Features |       |                |             | 15,857  |

|              |    |                           |
|--------------|----|---------------------------|
| Sub-Total    |    | 235,207                   |
| Grade        | C+ | Factor 1.0800             |
| CDU          |    | C&D Factor 1.00           |
| Depreciation |    | 30 %                      |
|              |    | Computed cost value @ 70% |
|              |    | 124,472                   |

## Building additions

| Category                 | Type                   | Area | Value  |
|--------------------------|------------------------|------|--------|
| L Living Area            | FRFF Frame first floor | 120  | 13,738 |
| P Porches, Patios, Decks | DECK Wood deck         | 80   | 2,119  |

Total additions 15,857



NAME CHANGE FROM CASEY TO MCKIM V 612 P 807 10/1/10  
LINDA A MCKIM TRUSTEE REV LVG TRST DTD 7-28-23 V791 P901 3-4-24