

Property at 00100 CLIMAX ROAD

Prop ID 1830100

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Administrative Information

Owner name: HARROP JAMES S SR AND
Second name: MARY C TRUSTEES
Address: 100 CLIMAX ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
Lot: 1830100 Neigh.: Zone: R40 Vol: 760 Page: 863

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	294,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Feb-2006
Sale price: 355,000
Sale valid:

Values

Resident Excess		
2.88	15,120	

Summary

Total assessments	
396,780	
Total exemptions	
Net assessment	396,780

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5967
Mkt/sale :
Assmt/sale: 1.1177

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	2.880	7,500	21,600			21,600	15,120
Residual		125,453						

3.800 acres

Total land value

146,600

102,620

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	07	Stone	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths 1
Grade	43	B+	Addn'l fixtures 2
Garage	12	Basement 2 car	Whirlpools
Area Over Gar.	01	Fully Finished	Saunas
Basement	01	Full	M/F stacks
Bsmt Fin Qual	01	Unfinished	W/B stacks 2
Air Condition	01	Central Air	W/B openings 2
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1941

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area 1,802	289,650
Basement	Full			
Heating	Yes	A/C Yes		8,110
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				153,130
Other Features	WB Stks		Bsmt Gar	18,500

Sub-Total		478,890
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	646,502
Depreciation	35 %	420,226
	Computed cost value @ 70%	294,158

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	424	11,232
L Living Area	FRFF Frame first floor	510	58,385
P Porches, Patios, Decks	FOFF Frame open first flo	161	9,809
L Living Area	MAFF Masonry first floor	580	68,830
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874

Total additions 153,130

