

Property at 00136 CLIMAX ROAD

Prop ID 1830136

Printed 05-Feb-2024 3:43 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEBRUN THOMAS & SONIA
 Second name:
 Address: 121 NEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 1830136 Neigh.: Zone: R40 Vol: 552 Page: 1209

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	2.00	22,400
Resident Dwelling	1.00	153,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Oct-2003
 Sale price: 196,000
 Sale valid:

Values

Mkt value :
 Cost value: 378,857

Summary

Total assessments	265,200
Total exemptions	
Net assessment	265,200

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.9329
 Mkt/sale :
 Assmt/sale: 1.3531

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						

1.280 acres

Total land value

127,700

89,390

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 1,640
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1960

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area	267,880
Basement	Full		1,640	
Heating	Yes	A/C Yes		7,500
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	5,500
Attic	None	Attic size:		
Additions				24,563
Other Features	WB Stks			6,750
Sub-Total				312,193
Grade	C+	Factor 1.0800		337,168
CDU		C&D Factor 1.00		337,168
Depreciation		35 %		219,159
		Computed cost value @ 70%		153,411

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	560	24,563

Total additions 24,563

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2006	C	59,240	50	29,600
RS1 Frame Utility Shed	10	16	160	30.00	2008	C	4,800	50	2,400
Value at 70%			22,400				Value at 100%		32,000

