

Property at 00044 COUNTRY CLUB ROAD

Prop ID 1940044

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Administrative Information

Owner name: KENNEY MICHAEL P & LYNN S
Second name:
Address: 44 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 1940044 Neigh.: Zone: R40 Vol: 534 Page: 781

Assessments

Assmt category	Qty	Amount
Resident Land	.91	94,500
Resident Dwelling	1.00	184,370
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 12-Dec-2005
Sale price: 303,000
Sale valid: Y

Values

Mkt value :
Cost value: 401,286

Summary

Total assessments	280,900
Total exemptions	
Net assessment	280,900

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3244
Mkt/sale :
Assmt/sale: .9271

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.910	135,000	135,000			135,000	94,500
Primary Site		39,640						

.910 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,152	293,980
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					27,109
Other Features		WB Stks		Bsmt Gar	16,750
Sub-Total					346,339
Grade	B-		Factor 1.1700		405,217
CDU			C&D Factor 1.00		405,217
Depreciation			35 %		263,391
Computed cost value @ 70%					184,374

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 27,109

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2012	C	5,760	50	2,900
Utility Shed									
Value at 70%					2,030		Value at 100%		2,900

