

Property at 00051 COUNTRY CLUB ROAD

Prop ID 1940051

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Administrative Information

Owner name: PRISCO ANGELO & MARIA
Second name:
Address: 51 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 1940051 Neigh.: Zone: R40 Vol: 608 Page: 946

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	177,460
Resident Outbldg	3.00	19,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jul-2010
Sale price: 290,000
Sale valid:

Values

Mkt value :
Cost value: 417,071

Summary

Total assessments	291,950
Total exemptions	
Net assessment	291,950

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4382
Mkt/sale :
Assmt/sale: 1.0067

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site	40,075							
RES	12	.020	7,500	150			150	105
Residual	871							

.940 acres

Total land value

135,150

94,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	884	241,640
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					77,464
Other Features		WB Stks			9,250
Sub-Total					333,354
Grade	B-	Factor 1.1700			390,024
CDU		C&D Factor 1.00			390,024
Depreciation		35 %			253,516
Computed cost value @ 70%					177,461

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FEFF Frame enclosed first	154	14,686
P Porches, Patios, Decks	BPAT Brick/flagstone pati	345	7,867
P Porches, Patios, Decks	DECK Wood deck	56	1,483
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRUH Frame upper half	528	27,000

Total additions 77,464

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	20	10	200	30.00		D	4,680	50	2,300
RC2 Canopy	12	10	120	21.10		C	2,532	50	1,300
RP3 Pool w/ Reinfor Conc	32	14	448	110.5		C	49,526	50	24,800
Value at 70%					19,880	Value at 100%			28,400

