

Property at 00088 COUNTRY CLUB ROAD

Prop ID 1940088

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Administrative Information

Owner name: BAILLARGEON SUZANNE M AND
Second name: DANIEL P
Address: 88 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 1940088 Neigh.: Zone: R40 Vol: 716 Page: 976

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	155,530
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Dec-2006
Sale price: 310,000
Sale valid:

Values

Resident Excess	.06	320	
Mkt value :			
Cost value:			359,043

Summary

Total assessments	251,330
Total exemptions	
Net assessment	251,330

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1582
Mkt/sale :
Assmt/sale: .8107

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres

Total land value

135,450

94,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,457	238,230
Basement	Full			
Heating	Yes	A/C Yes		6,820
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	6,000
Attic	None	Attic size:		
Additions				45,960
Other Features	Mason Trim	WB Stks	RR	19,488

Sub-Total				316,498
Grade	C+	Factor 1.0800		341,818
CDU		C&D Factor 1.00		341,818
Depreciation		35 %		222,182
		Computed cost value @ 70%		155,527

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	60	3,656
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
P Porches, Patios, Decks	BPAT Brick/flagstone pati	280	6,385
G Garages	FR Attached frame LE 65	460	20,661

Total additions 45,960

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	8	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

