

Property at 00165 COUNTRY CLUB ROAD

Prop ID 1940165

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Administrative Information

Owner name: DRYFE NEIL & CYNTHIA
 Second name:
 Address: 165 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 1940165 Neigh.: Zone: R40 Vol: 544 Page: 986

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 12-Jul-2006
Resident Land	.92	94,500			Sale price: 455,000
Resident Dwelling	1.00	238,960			Sale valid: Y
Resident Outbldg	1.00	4,410			

Last sale

Values

Resident Excess	.08	420	Mkt value :	
			Cost value:	483,271

Summary

Total assessments	338,290	Water Well	Cost/sale :	1.0621
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	338,290	Gas None	Assmt/sale:	.7435

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	.080	7,500	600		600	420
Residual	3,485						

1.000 acres

Total land value

135,600

94,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	05	Conventional		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1938	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,066	277,180
Basement	Full				
Heating	Yes	A/C Yes			7,970
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					185,382
Other Features		WB Stks			6,750
Sub-Total					486,282
Grade	C+	Factor 1.0800			525,185
CDU		C&D Factor 1.00			525,185
Depreciation		35 %			341,370
		Computed cost value @ 70%			238,959

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	746	19,762
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
G Garages	FR Attached frame LE 65	500	22,222
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	BSMT Basement addition	286	5,270
L Living Area	AIR Air conditioning	286	869
L Living Area	FRFF Frame first floor	340	38,924
L Living Area	FRUF Frame upper full	170	14,234
L Living Area	AIR Air conditioning	340	1,034
L Living Area	AIR Air conditioning	170	517
L Living Area	BSMT Basement addition	340	6,266

Total additions 185,382

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	21	20	420	30.00		C	12,600	50	6,300
Utility Shed									
Value at 70%			4,410				Value at 100%		6,300

