

Property at 00486 COUNTRY CLUB ROAD

Prop ID 1940486

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## Administrative Information

Owner name: SPEERS GAIL P AND  
Second name: WILLIAM J III  
Address: 486 COUNTRY CLUB ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 1940486 Neigh.: Zone: R40 Vol: 370 Page: 598

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 94,500  |
| Resident Dwelling | 1.00 | 216,020 |
| Resident Outbldg  | 1.00 | 1,470   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 02-Jun-1999  
Sale price: 232,000  
Sale valid: Y

## Values

Mkt value :  
Cost value: 445,857

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 312,100 |
| Total exemptions  |         |
| Net assessment    | 312,100 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.9218  
Mkt/sale :  
Assmt/sale: 1.3453

## 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            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 12   | Basement 2 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 2 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 2 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1968 |   |

## Building Valuation Summary

|                           |       |                 |             |          |         |
|---------------------------|-------|-----------------|-------------|----------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area        | 1,120    | 287,730 |
| 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                 |       |                 |             |          | 62,071  |
| Other Features            |       | WB Stks         |             | Bsmt Gar | 18,500  |
| Sub-Total                 |       |                 |             |          | 376,801 |
| Grade                     | B     | Factor 1.2600   |             |          | 474,769 |
| CDU                       |       | C&D Factor 1.00 |             |          | 474,769 |
| Depreciation              |       | 35 %            |             |          | 308,600 |
| Computed cost value @ 70% |       |                 |             |          | 216,020 |

## Building additions

| Category                 | Type                   | Area | Value  |
|--------------------------|------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck         | 256  | 6,781  |
| L Living Area            | FRFF Frame first floor | 416  | 47,624 |
| L Living Area            | BSMT Basement addition | 416  | 7,666  |

Total additions 62,071

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate          | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|-------|---------------|------|-----|-------|------|-------|
| RS1 Frame    | 10  | 14  | 140   | 30.00         |      | C   | 4,200 | 50   | 2,100 |
| Utility Shed |     |     |       |               |      |     |       |      |       |
| Value at 70% |     |     |       |               |      |     |       |      |       |
|              |     |     | 1,470 | Value at 100% |      |     | 2,100 |      |       |

Scale: 1" = 6.64 feet