

Property at 00579 COUNTRY CLUB ROAD

Prop ID 1940579

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Administrative Information

Owner name: MELNYK ZENON AND
Second name: CHRISTINE M
Address: 579 COUNTRY CLUB ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 1940579 Neigh.: Zone: R40 Vol: 320 Page: 714

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Last sale
Resident Land	.92	94,500				Sale date: 28-Jun-1996
Resident Dwelling	1.00	211,760				Sale price: 80,000
						Sale valid: Y
						Values
Resident Excess	1.55	8,140				Mkt value :
						Cost value: 449,143

Summary

Total assessments	314,400	Utilities		Sales ratios	
Total exemptions		Water	Connecticut	Cost/sale :	5.6143
Net assessment	314,400	Sewer	Public sewer	Mkt/sale :	
		Gas	None	Assmt/sale:	3.9300

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	1.550	7,500	11,625			11,625	8,138
Residual		67,518						
2.470 acres				Total land value			146,625	102,638

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 4
Heating System		Unknown	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	12	Basement 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 1
Air Condition	99	None	Rec Room Size
Interior Cond	05	Good	Living area 2,464
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks
			W/B openings
			Actual Year Built: 1997

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,232	309,600
Heating	No	A/C No		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None	Attic size:		
Additions				76,556
Other Features			Bsmt Gar	5,000
Sub-Total				400,156
Grade	C+	Factor 1.0800		432,168
CDU		C&D Factor 1.00		432,168
Depreciation		30 %		302,518
		Computed cost value @ 70%		211,763

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FRFF Frame first floor	576	65,941

Total additions 76,556

