

Property at 00610 COUNTRY CLUB ROAD

Prop ID 1940610

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Administrative Information

Owner name: KELSEY SANDRA L
 Second name:
 Address: 610 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 1940610 Neigh.: Zone: R40 Vol: 696 Page: 831

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-May-2003
Resident Land	.92	94,500				Sale price: 249,000
Resident Dwelling	1.00	177,950				Sale valid:
Resident Outbldg	1.00	1,120				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 391,486
Summary			Utilities		Sales ratios	
Total assessments		274,040	Water	Connecticut	Cost/sale :	1.5722
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		274,040	Gas	None	Assmt/sale:	1.1006

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	.090	7,500	675			675	473
Residual		3,920						
1.010 acres				Total land value			135,675	94,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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: 1956	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,540	249,160
Basement	Full				
Heating	Yes	A/C Yes			7,130
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					69,624
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	26,224
Sub-Total					362,138
Grade	C+	Factor 1.0800			391,109
CDU		C&D Factor 1.00			391,109
Depreciation		35 %			254,221
		Computed cost value @ 70%			177,955

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	BSMT Basement addition	384	7,076
P Porches, Patios, Decks	DECK Wood deck	216	5,722
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
P Porches, Patios, Decks	FOFF Frame open first flo	12	731
L Living Area	AIR Air conditioning	384	1,167
Total additions			69,624

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	12	108	30.00		C	3,240	50	1,600
Utility Shed									
Value at 70%			1,120				Value at 100%		1,600

