

Property at 00011 EDWARDS ROAD

Prop ID 2190011

Printed 06-Feb-2024 11:21 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DAVEY ROBERT D AND
 Second name: RIETANO SUSAN E
 Address: 11 EDWARDS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 2190011 Neigh.: Zone: R30 Vol: 156 Page: 0525

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Apr-1985
Resident Land	.69	105,000				Sale price: 149,000
Resident Excess	2.11	11,080				Sale valid:
Resident Dwelling	1.00	285,840				Values
Resident Outbldg	2.00	9,520				Mkt value :
						Cost value: 587,771
Summary			Utilities		Sales ratios	
Total assessments	411,440		Water	Connecticut	Cost/sale :	3.9448
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	411,440		Gas	None	Assmt/sale:	2.7613

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
RES	12	2.110	7,500	15,825			15,825	11,078
Residual		91,912						
2.800 acres				Total land value			165,825	116,078

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	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	1
Grade	33	C+	Finish bsmt sz	
Garage	22	Attached 2 car	Addtn'l fixtures	4
Area Over Gar.	01	Fully Finished	Whirlpools	1
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	02	Rec Room w/o air	# Living Units	1
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	1
Exterior Cond	05	Good	W/B openings	1
			Actual Year Built: 1800	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,038	271,710
Basement	Full with walk				
Heating	Yes	A/C Yes			7,810
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		23,000
Additions					264,713
Other Features		WB Stks	RR		14,457
Sub-Total					581,690
Grade	C+	Factor 1.0800			628,225
CDU		C&D Factor 1.00			628,225
Depreciation		35 %			408,346
		Computed cost value @ 70%			285,842

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	441	19,919
G Garages	FSF Full-story fin o/gar	441	29,540
L Living Area	AIR Air conditioning	441	1,341
L Living Area	OVER Frame Overhang	21	1,923
L Living Area	FRFF Frame first floor	484	55,409
L Living Area	FRUF Frame upper full	484	40,525
L Living Area	AIR Air conditioning	968	2,943
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRUF Frame upper full	45	3,768
L Living Area	AIR Air conditioning	45	137
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	FRUF Frame upper full	126	10,550
L Living Area	AIR Air conditioning	252	766
L Living Area	FRFF Frame first floor	382	43,732
L Living Area	AIR Air conditioning	382	1,161
P Porches, Patios, Decks	DECK Wood deck	588	15,576
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	FRUF Frame upper full	68	5,694
Total additions			264,713

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	21	13	273	30.00		C	8,190	50	4,100
Utility Shed									
AB2 Flat barn	21	24	504	37.75		C	19,026	50	9,500
Value at 70%			9,520				Value at 100%		13,600

