

Property at 00082 EDWARDS ROAD

Prop ID 2190082

Printed 06-Feb-2024 11:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RAINO MATT & HEATHER
 Second name:
 Address: 82 EDWARDS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 2190082 Neigh.: Zone: R30 Vol: 679 Page: 1082

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Nov-2014
Resident Land	.69	105,000				Sale price: 592,500
Resident Dwelling	1.00	447,010				Sale valid:
Resident Excess	.44	2,310				Values
Resident Outbldg	1.00	33,460				Mkt value :
						Cost value: 839,686
Summary			Utilities		Sales ratios	
Total assessments	587,780		Water	Connecticut	Cost/sale :	1.4172
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	587,780		Gas	None	Assmt/sale:	.9920

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	.440	7,500	3,300			3,300	2,310
Residual	19,166							
1.130 acres		Total land value		153,300		107,310		

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	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	4
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,647	390,650
Basement	Full				
Heating	Yes	A/C Yes			11,170
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					200,122
Other Features	Mason Trim	WB Stks	RR		58,101
Sub-Total					677,543
Grade	A-	Factor 1.4500			982,437
CDU		C&D Factor 1.00			982,437
Depreciation		35 %			638,584
Computed cost value @ 70%					447,009

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	68	6,228
L Living Area	AIR Air conditioning	68	207
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	BSMT Basement addition	176	3,243
L Living Area	AIR Air conditioning	176	535
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	BSMT Basement addition	200	3,686
L Living Area	AIR Air conditioning	200	608
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	FRUF Frame upper full	225	18,839
L Living Area	AIR Air conditioning	225	684
G Garages	FRL Attached frame GT 65	800	35,842
P Porches, Patios, Decks	FOFF Frame open first flo	126	7,677
L Living Area	FRFF Frame first floor	554	63,422
L Living Area	BSMT Basement addition	554	10,209
L Living Area	AIR Air conditioning	554	1,684

Total additions 200,122

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	24	36	864	110.5		C	95,515	50	47,800
Value at 70%					33,460	Value at 100%			
						47,800			

