

Property at 00028 EVERGREEN ROAD

Prop ID 2220028

Printed 06-Feb-2024 11:26 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MISSERI CHRISTINE A
 Second name:
 Address: 28 EVERGREEN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 2220028 Neigh.: LV Zone: R15 Vol: 273 Page: 173

Assessments

Assmt category	Qty	Amount
Resident Land	.23	70,000
Resident Dwelling	1.00	140,100
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jan-1993
 Sale price: 78,000
 Sale valid:

Values

Mkt value :
 Cost value: 301,343

Summary

Total assessments	210,940
Total exemptions	
Net assessment	210,940

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.8634
 Mkt/sale :
 Assmt/sale: 2.7044

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.230	100,000	100,000			100,000	70,000
Primary Site		10,019						

.230 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	466	160,010
Basement	Full				
Heating	Yes	A/C Yes			4,660
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					129,736
Other Features					

Sub-Total					307,906
Grade	C	Factor 1.0000			307,906
CDU		C&D Factor 1.00			307,906
Depreciation		35 %			200,139
		Computed cost value @ 70%			140,097

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	160	4,238
L Living Area	FRFF Frame first floor	120	13,738
P Porches, Patios, Decks	DECK Wood deck	30	795
G Garages	FR Attached frame LE 65	396	18,164
G Garages	FSF Full-story fin o/gar	396	26,526
L Living Area	FRFF Frame first floor	242	27,704
L Living Area	FRUF Frame upper full	242	20,263
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	BSMT Basement addition	52	958
L Living Area	AIR Air conditioning	396	1,204
L Living Area	AIR Air conditioning	242	736
L Living Area	AIR Air conditioning	242	736
L Living Area	AIR Air conditioning	52	158
L Living Area	AIR Air conditioning	106	322
L Living Area	AIR Air conditioning	120	365

Total additions 129,736

Outbuilding Information

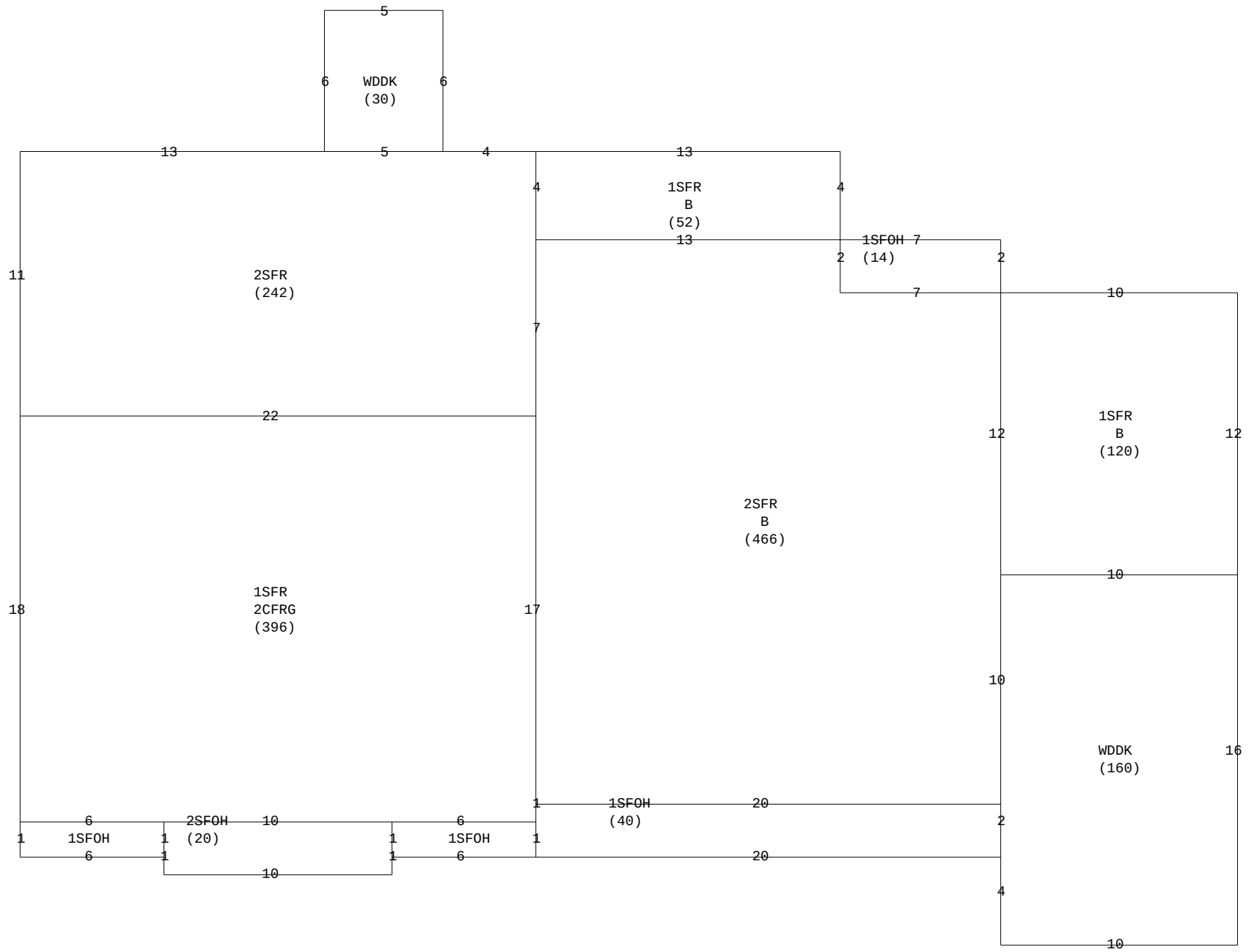
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									

Value at 70%

840

Value at 100%

1,200



SECOND FLOOR ADDED 2006