

Property at 00005 FALL BROOK

Prop ID 2230005

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Administrative Information

Owner name: BARCELLOS-ALLEN KERRY A &
 Second name: DANA M
 Address: 5 FALL BROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2230005 Neigh.: Zone: R40 Vol: 703 Page: 142

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Oct-2016
Resident Land	.92	105,000				Sale price: 428,000
Resident Dwelling	1.00	260,970				Sale valid:
					Values	
Resident Excess	.07	370				Mkt value :
					Cost value: 523,343	
Summary			Utilities		Sales ratios	
Total assessments		366,340	Water	Connecticut	Cost/sale :	1.2228
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		366,340	Gas	None	Assmt/sale:	.8559

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.070	7,500	525			525	368
Residual		3,049						
				.990 acres	Total land value		150,525	105,368

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,200	303,350
Basement	Full				
Heating	Yes	A/C Yes			8,700
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					112,157
Other Features		WB Stks			13,500
Sub-Total					455,207
Grade	B	Factor 1.2600			573,561
CDU		C&D Factor 1.00			573,561
Depreciation		35 %			372,815
Computed cost value @ 70%					260,971

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	BSMT Basement addition	572	10,541
L Living Area	AIR Air conditioning	572	1,739
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	BSMT Basement addition	78	1,437
L Living Area	AIR Air conditioning	78	237
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FR Attached frame LE 65	484	21,597

Total additions 112,157

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	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,050
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1986				

