

Property at 00015 GOODWILL TRAIL

Prop ID 2430015

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Administrative Information

Owner name: ITOH HIROMICHI AND
 Second name: DWYER FRANCENA R
 Address: 15 GOODWILL TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 2430015 Neigh.: SL Zone: R15 Vol: 639 Page: 229

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	108,220
Resident Outbldg	1.00	5,670

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Nov-1996
 Sale price: 122,000
 Sale valid:

Values

Mkt value :
 Cost value: 262,857

Summary

Total assessments	184,000
Total exemptions	
Net assessment	184,000

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.1546
 Mkt/sale :
 Assmt/sale: 1.5082

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.020	7,500	150			150	105
Residual		871						

.360 acres

Total land value

100,150

70,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	04	Living Area w/o	W/B openings	
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1933	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	964	173,360
Basement	Full with walk			
Heating	Yes	A/C Yes		4,990
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		5,000
Additions				40,665
Other Features		M Stks		13,835

Sub-Total		237,850
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	237,850
Depreciation	35 %	154,603
	Computed cost value @ 70%	108,222

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	220	20,980
L Living Area	FRFF Frame first floor	85	9,731
P Porches, Patios, Decks	DECK Wood deck	320	8,477
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
L Living Area	AIR Air conditioning	85	258

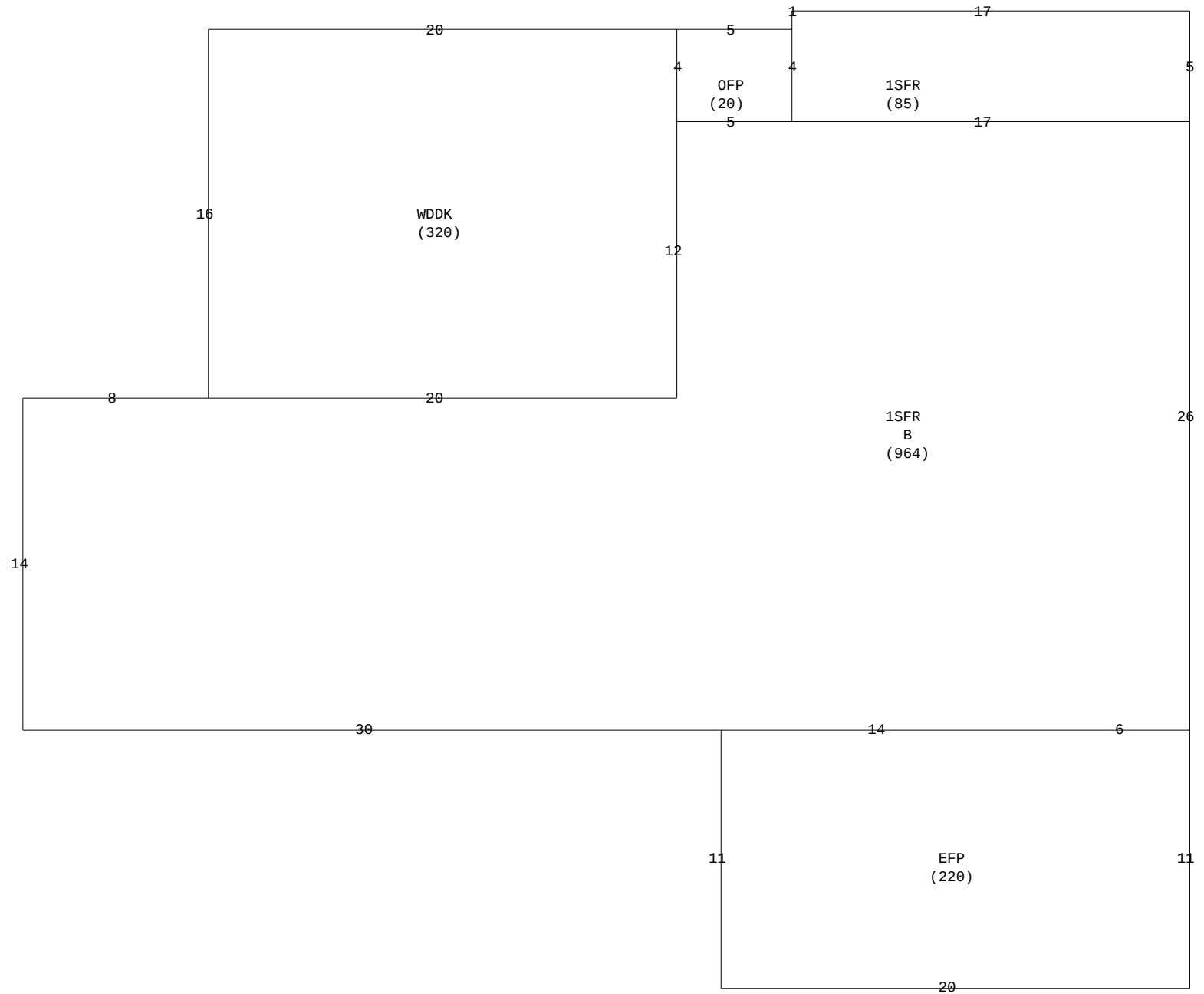
Total additions 40,665

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	24	288	55.95	2003	C	16,114	50	8,100
Block Detach Garage									

Value at 70% 5,670

Value at 100% 8,100



AKA HIROMICHI ITO