

Property at 00040 GRANT DRIVE

Prop ID 2440040

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Administrative Information

Owner name: PIASCIK JEANNE M
 Second name:
 Address: 40 GRANT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2440040 Neigh.: Zone: R30 Vol: 054 Page: 0160

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Jul-1966
Resident Land	.69	87,500	AAA	Veteran	1,000	Sale price:
Resident Dwelling	1.00	180,310	CAB	Add Vet	500	Sale valid:
Resident Outbldg	2.00	25,270	DAC	Veteran	10,000	Values
Resident Excess	2.11	11,080				Mkt value :
						Cost value: 434,514

Summary

Total assessments	304,160	Utilities	Water Connecticut	Sales ratios	Cost/sale :
Total exemptions	11,500	Sewer Septic			Mkt/sale :
Net assessment	292,660	Gas None			Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		125,000	87,500
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		140,825		98,578	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	05	Tar and Gravel	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,639	262,180
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					87,495
Other Features		WB Stks			11,750
Sub-Total					366,925
Grade	C+	Factor 1.0800			396,279
CDU		C&D Factor 1.00			396,279
Depreciation		35 %			257,581
		Computed cost value @ 70%			180,307

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	432	49,456
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	DECK Wood deck	240	6,358
G Garages	FR Attached frame LE 65	630	27,294
Total additions			87,495

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	24	30	720	30.00		C	21,600	50	10,800
Utility Shed									
RP1 Pool w/ Plastic Linr	18	38	684	74.05	1972	C	50,650	50	25,300
Value at 70%	25,270		Value at 100%		36,100				

