

Property at 00011 GREENCREST ROAD

Prop ID 2460011

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Administrative Information

Owner name: HANJAN VISHAL & COLBY ERIN TTEE
 Second name:
 Address: 11 GREENCREST ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2460011 Neigh.: Zone: R40 Vol: 811 Page: 857

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	241,800
Resident Outbldg	2.00	18,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-2021
 Sale price: 571,000
 Sale valid:

Values

Mkt value :
 Cost value: 509,057

Summary

Total assessments	356,340
Total exemptions	
Net assessment	356,340

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8915
 Mkt/sale :
 Assmt/sale: .6241

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.230	7,500	1,725			1,725	1,208
Residual		10,019						

1.150 acres

Total land value

136,725

95,708

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,260	315,070
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					70,965
Other Features		WB Stks	RR		27,241
Sub-Total					421,776
Grade	B	Factor 1.2600			531,438
CDU		C&D Factor 1.00			531,438
Depreciation		35 %			345,435
Computed cost value @ 70%					241,805

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	198	5,245
L Living Area	FRFF Frame first floor	320	36,634
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899

Total additions 70,965

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	36	648	74.05	1999	C	47,984	50	24,000
RS1 Frame Utility Shed	12	16	192	30.00	2024	C	5,760	50	2,900
Value at 70%		18,830		Value at 100%				26,900	

