

Property at 00011 HARRIS ROAD

Prop ID 2570011

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Administrative Information

Owner name: GURCHIN JOHN P AND
 Second name: JEANNE R
 Address: 11 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570011 Neigh.: Zone: R40 Vol: 157 Page: 0615

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Jun-1985
Resident Land	.92	94,500	AAA Veteran	1,000	Sale price: 164,630
Resident Dwelling	1.00	302,850	CAB Add Vet	500	Sale valid:
Resident Outbldg	3.00	23,870	DAC Veteran	10,000	
Resident Excess		.11	580	Values	
Summary		Utilities		Sales ratios	
Total assessments		421,800	Water Connecticut	Cost/sale : 3.6602	
Total exemptions		11,500	Sewer Septic	Mkt/sale :	
Net assessment		410,300	Gas None	Assmt/sale: 2.5621	

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	.110	7,500	825		825	578
Residual		4,792					
1.030 acres		Total land value		135,825		95,078	

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	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	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	02	Rec Room w/o air	Addtn'l fixtures	600
Air Condition	01	Central Air	Living area	3,596
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1985				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	816	228,360
Basement	Full				
Heating	Yes	A/C Yes			6,590
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					253,096
Other Features		WB Stks	RR		26,713
Sub-Total					528,259
Grade	B	Factor 1.2600			665,606
CDU		C&D Factor 1.00			665,606
Depreciation		35 %			432,644
Computed cost value @ 70%					302,851

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	AIR Air conditioning	352	1,070
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103
L Living Area	OVER Frame Overhang	15	1,374
L Living Area	OVER Frame Overhang	7	641
P Porches, Patios, Decks	DECK Wood deck	588	15,576
L Living Area	FRFF Frame first floor	778	89,066
L Living Area	FRUF Frame upper full	778	65,142
L Living Area	AIR Air conditioning	778	2,365
L Living Area	AIR Air conditioning	778	2,365

Total additions 253,096

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
RP1 Pool w/ Plastic Linr	21	36	756	74.05		C	55,982	50	28,000
RS1 Frame	12	24	288	30.00	2007	C	8,640	50	4,300
Utility Shed									
Value at 70%		23,870	Value at 100%				34,100		

