

Property at 00019 HARRIS ROAD

Prop ID 2570019

Printed 06-Feb-2024 12:39 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WINTERS GERALDINE P
 Second name:
 Address: 19 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570019 Neigh.: Zone: R40 Vol: 560 Page: 854

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jun-1986
Resident Land	.92	94,500				Sale price: 185,000
Resident Dwelling	1.00	231,720				Sale valid: Y
					Values	
Resident Excess	.07	370				Mkt value :
						Cost value: 466,557
Summary			Utilities		Sales ratios	
Total assessments		326,590	Water	Connecticut	Cost/sale :	2.5219
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		326,590	Gas	None	Assmt/sale:	1.7654

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	.070	7,500	525		525	368
Residual		3,049					
		.990 acres		Total land value		135,525	94,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	1
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				632	192,430
Basement	Full						
Heating	Yes	A/C Yes					5,570
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		11,500
Attic	None			Attic size:			
Additions							187,934
Other Features		WB Stks					6,750
Sub-Total							404,184
Grade	B	Factor 1.2600					509,272
CDU		C&D Factor 1.00					509,272
Depreciation		35 %					331,027
Computed cost value @ 70%							231,719

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
L Living Area	FRUF Frame upper full	620	51,913
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
P Porches, Patios, Decks	DECK Wood deck	154	4,079
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	620	1,885
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	48	146

Total additions 187,934

