

Property at 00021 HARRIS ROAD

Prop ID 2570021

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Administrative Information

Owner name: SOMMARGUA MARK J &
 Second name: GOODRICH MONETTE M
 Address: 21 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570021 Neigh.: Zone: R40 Vol: 481 Page: 317

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Sep-2003
Resident Land	.92	94,500			Sale price: 329,900
Resident Dwelling	1.00	208,310			Sale valid: Y
Resident Outbldg	1.00	980			

Values

Resident Excess	.53	2,780	Mkt value :	
			Cost value:	437,957

Summary

Total assessments	306,570	Water	Connecticut	Cost/sale :	1.3275
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	306,570	Gas	None	Assmt/sale:	.9293

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	.530	7,500	3,975		3,975	2,783
Residual	23,087						

1.450 acres Total land value 138,975 97,283

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
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 2
Floors	07	Hardwood/Carpet	Bedrooms 3
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	01	Oil	Unfinished area
Attic	99	None	Dormer linear f
Grade	40	B	Masonry trim sf
Garage	22	Attached 2 car	Half Baths 1
Area Over Gar.	05	Half Story Finis	Finish bsmt sz
Basement	04	Full with walk-o	Rec Room Size
Bsmt Fin Qual	01	Unfinished	Living area 2,376
Air Condition	01	Central Air	# Living Units
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1985

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 838	232,660
Basement	Full with walk			
Heating	Yes	A/C Yes		6,710
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Other Features				9,000
				108,226
				6,750
Sub-Total				363,346
Grade	B	Factor 1.2600		457,816
CDU		C&D Factor 1.00		457,816
Depreciation		35 %		297,580
		Computed cost value @ 70%		208,306

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRUF Frame upper full	40	3,349
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	182	4,821
L Living Area	OVER Frame Overhang	18	1,649
G Garages	FR Attached frame LE 65	500	22,222
G Garages	HSF Half-story fin o/gar	500	20,455
L Living Area	AIR Air conditioning	392	1,192

Total additions 108,226

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2004	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

