

Property at 00025 HARRIS ROAD

Prop ID 2570025

Printed 06-Feb-2024 12:40 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ODSKI ALEXANDER & GALINA  
 Second name:  
 Address: 25 HARRIS ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 030 Clerk map:  
 Lot: 2570025 Neigh.: Zone: R40 Vol: 578 Page: 356

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 18-Jul-2008 |
| Resident Land     | .92  | 94,500  |            |             |              | Sale price: 475,000    |
| Resident Dwelling | 1.00 | 280,490 |            |             |              | Sale valid:            |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | .67  | 3,520   |            |             | Mkt value :  |                        |
|                   |      |         |            |             | Cost value:  | 540,729                |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 378,510 | Water      | Connecticut | Cost/sale :  | 1.1384                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 378,510 | Gas        | None        | Assmt/sale:  | .7969                  |

## 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  | .670       | 7,500   | 5,025            |      |      | 5,025   | 3,518     |
| Residual     |     | 29,185     |         |                  |      |      |         |           |
| 1.590 acres  |     |            |         | Total land value |      |      | 140,025 | 98,018    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 02   | Cape             |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 05   | W/W over sub-flo | Bedrooms                | 3     |
| Heating System | 02   | Forced Hot Air   | 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              | 2     |
| Area Over Gar. | 99   | None             | Masonry trim sf         | 176   |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 770   |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,250 |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Actual Year Built: 1981 |       |

## Building Valuation Summary

|                           |            |                    |               |         |
|---------------------------|------------|--------------------|---------------|---------|
| Dwelling                  | Frame      | 1 1/2 story w/bsmt | Area<br>1,308 | 282,900 |
| Basement                  | Full       |                    |               |         |
| Heating                   | Yes        | A/C Yes            |               | 8,110   |
| Plumbing                  | 3 F/B      | 2 H/B              | 2 Add'l fix.  | 1 Wh/p  |
| Attic                     | None       |                    | Attic size:   | Saunas  |
| Additions                 |            |                    |               | 20,500  |
| Other Features            | Mason Trim | WB Stks            | RR            | 148,722 |
|                           |            |                    |               | 29,028  |
| Sub-Total                 |            |                    |               | 489,260 |
| Grade                     | B          | Factor 1.2600      |               | 616,468 |
| CDU                       |            | C&D Factor 1.00    |               | 616,468 |
| Depreciation              |            | 35 %               |               | 400,704 |
| Computed cost value @ 70% |            |                    |               | 280,493 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 216  | 24,728  |
| L Living Area            | FRFF Frame first floor    | 408  | 46,708  |
| L Living Area            | FATT Full finished attic  | 204  | 7,368   |
| L Living Area            | BSMT Basement addition    | 408  | 7,519   |
| L Living Area            | AIR Air conditioning      | 408  | 1,240   |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 12   | 731     |
| L Living Area            | FRFF Frame first floor    | 78   | 8,930   |
| L Living Area            | FRUF Frame upper full     | 78   | 6,531   |
| L Living Area            | AIR Air conditioning      | 156  | 474     |
| L Living Area            | AIR Air conditioning      | 216  | 657     |
| P Porches, Patios, Decks | DECK Wood deck            | 704  | 18,649  |
| Total additions          |                           |      | 148,722 |

