

Property at 00030 HARRIS ROAD

Prop ID 2570030

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Administrative Information

Owner name: SINATRO GEOFFREY & MICHELLE
 Second name:
 Address: 30 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570030 Neigh.: Zone: R40 Vol: 700 Page: 1011

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Aug-2016
Resident Land	.92	94,500				Sale price: 395,000
Resident Dwelling	1.00	196,770				Sale valid:
Resident Outbldg	1.00	4,550				Values
Resident Excess	.21	1,100				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		296,920	Water	Connecticut	Cost/sale :	1.0739
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		296,920	Gas	CNG	Assmt/sale:	.7517

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	.210	7,500	1,575			1,575	1,103
Residual		9,148						
1.130 acres				Total land value			136,575	95,603

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	38
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	600
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,064	241,350
Basement	Full				
Heating	Yes	A/C Yes			6,940
Plumbing	3 F/B	1 H/B	Add'l fix.	1 Wh/p	16,000
Attic	None		Attic size:		
Additions					83,540
Other Features		WB Stks	RR		21,787
Sub-Total					369,617
Grade	B-	Factor 1.1700			432,452
CDU		C&D Factor 1.00			432,452
Depreciation		35 %			281,094
		Computed cost value @ 70%			196,766

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
G Garages	FRL Attached frame GT 65	720	32,257
L Living Area	UATT Unfinished attic	190	3,326
L Living Area	FRUF Frame upper full	168	14,067
P Porches, Patios, Decks	BPAT Brick/flagstone pati	176	4,014
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	168	511
Total additions			83,540

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	18	24	432	30.00	1994	C	12,960	50	6,500
Utility Shed									
Value at 70%			4,550				Value at 100%		6,500

