

Property at 00061 HARRIS ROAD

Prop ID 2570061

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Administrative Information

Owner name: ESPINOZA EDWARD F AND
 Second name: GINA L
 Address: 61 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570061 Neigh.: Zone: R40 Vol: 366 Page: 716

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Mar-1999
Resident Land	.92	94,500				Sale price: 209,000
Resident Dwelling	1.00	215,610				Sale valid: Y
Resident Outbldg	2.00	14,420				Values
Resident Excess	.10	530				Mkt value :
						Cost value: 464,371
Summary			Utilities		Sales ratios	
Total assessments		325,060	Water	Connecticut	Cost/sale :	2.2219
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		325,060	Gas	None	Assmt/sale:	1.5553

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	.100	7,500	750			750	525
Residual		4,356						
1.020 acres				Total land value			135,750	95,025

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	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	2
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,008	265,860
Basement	Full				
Heating	Yes	A/C Yes			7,650
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					110,911
Other Features	Mason Trim	M Stks			12,098
Sub-Total					405,019
Grade	B-	Factor 1.1700			473,872
CDU		C&D Factor 1.00			473,872
Depreciation		35 %			308,017
		Computed cost value @ 70%			215,612

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	243	27,819
L Living Area	BSMT Basement addition	243	4,478
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	UATT Unfinished attic	576	10,083
P Porches, Patios, Decks	BPAT Brick/flagstone pati	810	18,471
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	243	739
P Porches, Patios, Decks	FOFF Frame open first flo	342	20,837

Total additions 110,911

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2022	C	7,200	50	3,600
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	52.35	2026	C	33,923	50	17,000
Value at 70%			14,420				Value at 100%		20,600

