

Property at 00065 HARRIS ROAD

Prop ID 2570065

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Administrative Information

Owner name: LALLY DAVID R AND
 Second name: ZAIA PHILIP D
 Address: 65 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570065 Neigh.: Zone: R40 Vol: 622 Page: 1065

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Apr-2011
Resident Land	.92	94,500				Sale price: 323,000
Resident Dwelling	1.00	159,810				Sale valid:
					Values	
Resident Excess	.93	4,880			Mkt value :	
					Cost value:	370,271
Summary			Utilities		Sales ratios	
Total assessments	259,190		Water	Well	Cost/sale :	1.1463
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	259,190		Gas	None	Assmt/sale:	.8024

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	.930	7,500	6,975			6,975	4,883
Residual	40,511							
1.850 acres			Total land value				141,975	99,383

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	04	Solar	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	760
Basement	Full		189,580
Heating	Yes	A/C Yes	5,480
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p 5,500
Attic	None	Attic size:	
Additions			92,887
Other Features	WB Stks		6,750
Sub-Total			300,197
Grade	B-	Factor 1.1700	351,230
CDU		C&D Factor 1.00	351,230
Depreciation		35 %	228,300
Computed cost value @ 70%			159,810

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	DECK Wood deck	140	3,709
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	BSMT Basement addition	320	5,897
P Porches, Patios, Decks	FEFF Frame enclosed first	32	3,052
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
G Garages	FRL Attached frame GT 65	656	29,390
Total additions			92,887

