

Property at 00067 HARRIS ROAD

Prop ID 2570067

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Administrative Information

Owner name: PIERSON MARK G AND
 Second name: HOFF DANIELLE
 Address: 67 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570067 Neigh.: Zone: R40 Vol: 772 Page: 151

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Feb-2022
Resident Land	.92	94,500				Sale price: 407,000
Resident Dwelling	1.00	195,370				Sale valid:
Resident Outbldg	2.00	13,650				Values
Resident Excess	.15	790				Mkt value :
						Cost value: 434,729
Summary			Utilities		Sales ratios	
Total assessments	304,310		Water	Connecticut	Cost/sale :	1.0681
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	304,310		Gas	None	Assmt/sale:	.7477

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	.150	7,500	1,125			1,125	788
Residual	6,534							
1.070 acres		Total land value		136,125	95,288			

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	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	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.	99	None	M/F stacks	2
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				780	221,330
Basement	Full						
Heating	Yes	A/C Yes					6,390
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							106,362
Other Features		M Stks					24,409
Sub-Total							366,991
Grade	B-	Factor 1.1700					429,379
CDU		C&D Factor 1.00					429,379
Depreciation		35 %					279,096
		Computed cost value @ 70%					195,367

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	FRUH Frame upper half	264	13,500
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	AIR Air conditioning	396	1,204
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	30	91
Total additions			106,362

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	4	32	30.00		C	960	50	500
RP1 Pool w/ Plastic Linr	32	16	512	74.05		C	37,914	50	19,000
Value at 70%	13,650		Value at 100%		19,500				

