

Property at 00074 HARRIS ROAD

Prop ID 2570074

Printed 06-Feb-2024 12:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MASSE STEVEN J AND
Second name: NANCY P
Address: 74 HARRIS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
Lot: 2570074 Neigh.: Zone: R40 Vol: 299 Page: 0991

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	123,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Nov-1977
Sale price:
Sale valid:

Values

Resident Excess	.62	3,260	Mkt value :	
			Cost value:	315,671

Summary

Total assessments	220,970
Total exemptions	
Net assessment	220,970

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

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	.620	7,500	4,650			4,650	3,255
Residual	27,007							

1.540 acres

Total land value

139,650

97,755

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,152	198,100
Basement	Full				
Heating	Yes	A/C Yes			5,690
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					31,693
Other Features		WB Stks		Bsmt Gar	11,750

Sub-Total					250,733
Grade	C+	Factor 1.0800			270,792
CDU		C&D Factor 1.00			270,792
Depreciation		35 %			176,015
		Computed cost value @ 70%			123,211

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	17	1,557
L Living Area	OVER Frame Overhang	25	2,290
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031

Total additions 31,693

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 1 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 1,194
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	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: 1978

