

Property at 00075 HARRIS ROAD

Prop ID 2570075

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

Administrative Information

Owner name: DEMAYO EILEEN P
 Second name:
 Address: 75 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570075 Neigh.: Zone: R40 Vol: 751 Page: 323

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Dec-2020
Resident Land	.92	94,500				Sale price: 430,000
Resident Dwelling	1.00	186,570				Sale valid:
Resident Outbldg	1.00	15,260				Values
						Mkt value :
Resident Excess	.18	950				Cost value: 424,686
Summary			Utilities		Sales ratios	
Total assessments		297,280	Water	Well	Cost/sale :	.9876
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		297,280	Gas	None	Assmt/sale:	.6913

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	.180	7,500	1,350			1,350	945
Residual		7,841						
1.100 acres				Total land value			136,350	95,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	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	32	Detached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,120	250,890
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					81,828
Other Features		WB Stks			9,250
Sub-Total					350,468
Grade	B-	Factor 1.1700			410,048
CDU		C&D Factor 1.00			410,048
Depreciation		35 %			266,531
Computed cost value @ 70%					186,572

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	BSMT Basement addition	520	9,583
P Porches, Patios, Decks	DECK Wood deck	480	12,715

Total additions 81,828

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	30	780	55.95		C	43,641	50	21,800
Block Detach Garage									
Value at 70%									
			15,260	Value at 100%			21,800		

