

Property at 00076 HARRIS ROAD

Prop ID 2570076

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Administrative Information

Owner name: VIGLIONE JOHN R AND
 Second name: CUSTER MICHAELA G
 Address: 76 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570076 Neigh.: Zone: R40 Vol: 761 Page: 845

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jun-2021
Resident Land	.92	94,500			Sale price: 375,000
Resident Outbldg	2.00	7,840			Sale valid:
Resident Dwelling	1.00	232,050			

Values

Resident Excess	1.32	6,930			Mkt value :
					Cost value: 487,600

Summary

Total assessments	341,320	Water Well	Cost/sale : 1.3003
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	341,320	Gas None	Assmt/sale: .9102

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	1.320	7,500	9,900		9,900	6,930
Residual	57,499						

2.240 acres Total land value 144,900 101,430

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Living area	2,696
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1973	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,000	230,450
Basement	Full				
Heating	Yes	A/C Yes			6,630
Plumbing	3 F/B	2 H/B	4 Add'l fix.	Wh/p	19,000
Attic	None		Attic size:		
Additions					206,884
Other Features		WB Stks			9,250
Sub-Total					472,214
Grade	C+	Factor 1.0800			509,991
CDU		C&D Factor 1.00			509,991
Depreciation		35 %			331,494
		Computed cost value @ 70%			232,046

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	448	11,868
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	BSMT Basement addition	448	8,256
L Living Area	FRFF Frame first floor	748	85,632
L Living Area	BSMT Basement addition	748	13,784
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
L Living Area	AIR Air conditioning	448	1,362
L Living Area	AIR Air conditioning	748	2,274

Total additions 206,884

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RC2 Canopy			168	21.10		C	3,545	50	1,800
RG1 Frame or Con	14	24	336	55.95	2014	C	18,799	50	9,400
Block Detach Garage									
Value at 70%			7,840				Value at 100%		11,200

