

Property at 00086 HARRIS ROAD

Prop ID 2570086

Printed 06-Feb-2024 12:43 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOCHANSKI PAUL W
 Second name:
 Address: 86 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570086 Neigh.: Zone: R40 Vol: 508 Page: 94

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Sep-2004
Resident Land	.92	94,500				Sale price: 289,900
Resident Dwelling	1.00	160,970				Sale valid:
Resident Outbldg	2.00	14,980				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 386,586
Summary			Utilities		Sales ratios	
Total assessments		270,610	Water	Connecticut	Cost/sale :	1.3335
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		270,610	Gas	None	Assmt/sale:	.9335

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	.030	7,500	225			225	158
Residual		1,307						
		.950 acres	Total land value				135,225	94,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	1,756
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1971	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				672	200,240
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							86,893
Other Features		WB Stks					6,750
Sub-Total							302,383
Grade	B-	Factor 1.1700					353,788
CDU		C&D Factor 1.00					353,788
Depreciation		35 %					229,962
Computed cost value @ 70%							160,973

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
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P Porches, Patios, Decks	DECK Wood deck	120	3,179
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRUF Frame upper full	40	3,349
L Living Area	BSMT Basement addition	40	737
L Living Area	FRUF Frame upper full	40	3,349
G Garages	FR Attached frame LE 65	483	21,558
L Living Area	FRFF Frame first floor	236	27,018
L Living Area	BSMT Basement addition	236	4,349
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647

Total additions 86,893

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	8	160	30.00		C	4,800	50	2,400
Utility Shed									
RP1 Pool w/ Plastic Linr	32	16	512	74.05		C	37,914	50	19,000
Value at 70%		14,980	Value at 100%		21,400				

