

Property at 00088 HARRIS ROAD

Prop ID 2570088

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Administrative Information

Owner name: IMMICH MATTHEW AND
 Second name: GALLAGHER AMY H
 Address: 88 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570088 Neigh.: Zone: R40 Vol: 765 Page: 253

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Sep-2021
Resident Land	.92	94,500				Sale price: 360,500
Resident Outbldg	3.00	11,200				Sale valid:
Resident Dwelling	1.00	133,150				Values
Resident Excess	.91	4,780				Mkt value :
						Cost value: 348,043
Summary			Utilities		Sales ratios	
Total assessments	243,630		Water	None	Cost/sale :	.9654
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	243,630		Gas	None	Assmt/sale:	.6758

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	.910	7,500	6,825			6,825	4,778
Residual	39,640							
1.830 acres				Total land value			141,825	99,278

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	7
Interior Walls	01	Plaster	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	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				782	221,720
Basement	Full						
Heating	Yes	A/C Yes					6,400
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							22,297
Other Features		WB Stks	RR				12,035
Sub-Total							270,952
Grade	C+		Factor 1.0800				292,628
CDU			C&D Factor 1.00				292,628
Depreciation			35 %				190,208
			Computed cost value @ 70%				133,146

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	50	4,579
P Porches, Patios, Decks	FOFF Frame open first flo	181	11,028
L Living Area	OVER Frame Overhang	14	1,282
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	AIR Air conditioning	30	91
L Living Area	AIR Air conditioning	50	152
L Living Area	AIR Air conditioning	26	79
Total additions			22,297

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	20	520	55.95		C	29,094	50	14,500
Block Detach Garage									
RC2 Canopy	8	16	128	21.10		D	2,107	50	1,100
RS1 Frame	4	8	32	30.00		D	749	50	400
Utility Shed									
Value at 70%			11,200				Value at 100%		16,000

Scale: 1" = 5.73 feet