

Property at 00093 HARRIS ROAD

Prop ID 2570093

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Administrative Information

Owner name: LENHARDT ADAM
 Second name:
 Address: 93 HARRIS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 2570093 Neigh.: Zone: R40 Vol: 746 Page: 1079

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Sep-2020
Resident Land	.77	78,440				Sale price: 263,624
Resident Dwelling	1.00	156,660				Sale valid:
Resident Outbldg	2.00	16,800				Values
					Mkt value :	
					Cost value:	359,857
Summary			Utilities		Sales ratios	
Total assessments	251,900		Water	Well	Cost/sale :	1.3650
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	251,900		Gas	None	Assmt/sale:	.9555

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.768	135,000	135,000		.17	112,050	78,435
Primary Site		33,454						
		.768 acres		Total land value			112,050	78,435

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	1,995
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1760	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	884
Basement	Full		210,700
Heating	Yes	A/C Yes	6,070
Plumbing	2 F/B	H/B Add'l fix. Wh/p	5,000
Attic	None	Attic size:	
Additions			59,007
Other Features	WB Stks		13,500
Sub-Total			294,277
Grade	B-	Factor 1.1700	344,304
CDU		C&D Factor 1.00	344,304
Depreciation		35 %	223,798
		Computed cost value @ 70%	156,659

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	AIR Air conditioning	448	1,362
Total additions			59,007

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	18	468	55.95		C	26,185	50	13,100
Block Detach Garage									
AB2 Flat barn	24	24	576	37.75		C	21,744	50	10,900
Value at 70%		16,800	Value at 100%		24,000				

