

Property at 00010 HELENA ROAD

Prop ID 2620010

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Administrative Information

Owner name: ENDRES KENNETH E
 Second name:
 Address: 10 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2620010 Neigh.: Zone: R30 Vol: 725 Page: 706

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-1985
Resident Land	.92	94,500				Sale price: 130,000
Resident Dwelling	1.00	230,940				Sale valid:
Resident Outbldg	3.00	17,150				Values
						Mkt value :
Resident Excess	.22	1,160				Cost value: 491,071
Summary			Utilities		Sales ratios	
Total assessments		343,750	Water	Connecticut	Cost/sale :	3.7775
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		343,750	Gas	None	Assmt/sale:	2.6442

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	.220	7,500	1,650			1,650	1,155
Residual		9,583						
1.140 acres				Total land value			136,650	95,655

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,248	210,730
Basement	Full				
Heating	Yes	A/C Yes			6,050
Plumbing	3 F/B	1 H/B	Add'l fix.	1 Wh/p	16,000
Attic	None		Attic size:		
Additions					230,431
Other Features		WB Stks			6,750
Sub-Total					469,961
Grade	C+	Factor 1.0800			507,558
CDU		C&D Factor 1.00			507,558
Depreciation		35 %			329,913
		Computed cost value @ 70%			230,939

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	692	31,003
P Porches, Patios, Decks	FEFF Frame enclosed first	209	19,931
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	FRFF Frame first floor	792	90,669
P Porches, Patios, Decks	FOFF Frame open first flo	91	5,544
P Porches, Patios, Decks	DECK Wood deck	666	17,642
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
L Living Area	AIR Air conditioning	392	1,192
L Living Area	AIR Air conditioning	792	2,408

Total additions 230,431

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	34	544	74.05		C	40,283	50	20,100
RS1 Frame Utility Shed	10	10	100	30.00		C	3,000	50	1,500
RS1 Frame Utility Shed	12	16	192	30.00	2010	C	5,760	50	2,900
Value at 70%			17,150				Value at 100%		24,500

