

Property at 00015 HELENA ROAD

Prop ID 2620015

Printed 06-Feb-2024 1:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ZOMMER MICHAEL & STEPHANIE
 Second name:
 Address: 15 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 23 006
 Lot: 2620015 Neigh.: Zone: R30 Vol: 738 Page: 628

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Apr-2020
Resident Land	.92	94,500			Sale price: 365,000
Resident Dwelling	1.00	259,390			Sale valid:
Resident Outbldg	1.00	2,030			

Last sale

Values

Resident Excess	1.22	6,410	Mkt value :	
			Cost value:	517,614

Summary

Total assessments	362,330	Water	Connecticut	Cost/sale :	1.4181
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	362,330	Gas	None	Assmt/sale:	.9927

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	1.220	7,500	9,150		9,150	6,405
Residual	53,143						

2.140 acres

Total land value

144,150

100,905

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	14	Salt Box		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	955	255,510
Basement	Full				
Heating	Yes	A/C Yes			7,350
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	Fully Finished		Attic size: 286		13,500
Additions					13,907
Other Features		WB Stks M Stks RR			172,369
					24,626
Sub-Total					487,262
Grade	B-	Factor 1.1700			570,097
CDU		C&D Factor 1.00			570,097
Depreciation		35 %			370,563
		Computed cost value @ 70%			259,394

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	794	21,033
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	BSMT Basement addition	54	995
L Living Area	FRFF Frame first floor	141	16,142
L Living Area	BSMT Basement addition	141	2,598
G Garages	FR Attached frame LE 65	636	27,528
G Garages	FSF Full-story fin o/gar	336	22,507
L Living Area	FATT Full finished attic	204	7,368
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	FRUF Frame upper full	322	26,961
L Living Area	AIR Air conditioning	1,379	4,192

Total additions 172,369

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

