

Property at 00019 HELENA ROAD

Prop ID 2620019

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Administrative Information

Owner name: HANJAN RAVI M & SAVITA
 Second name:
 Address: 19 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2620019 Neigh.: Zone: R30 Vol: 340 Page: 299

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 26-Nov-1975
Resident Dwelling	1.00	194,990			Sale price: 55,000
Resident Outbldg	1.00	14,070			Sale valid:
					Values
Resident Excess	.07	370			Mkt value :
					Cost value: 434,186

Summary

Total assessments	303,930	Water	Connecticut	Cost/sale :	7.8943
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	303,930	Gas	None	Assmt/sale:	5.5260

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	.070	7,500	525		525	368
Residual	3,049						

.990 acres Total land value 135,525 94,868

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 10 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size 750
Grade	33	C+	Whirlpools Living area 2,478
Garage	32	Detached 2 car	Saunas # Living Units
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	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1968

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	228,360
Basement	Full		816	
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:	Saunas	
Additions				130,686
Other Features	WB Stks	RR		23,266
Sub-Total				396,812
Grade	C+	Factor 1.0800		428,557
CDU		C&D Factor 1.00		428,557
Depreciation		35 %		278,562
		Computed cost value @ 70%		194,993

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	125	3,311
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	FRFF Frame first floor	792	90,669
L Living Area	BSMT Basement addition	792	14,595

Total additions 130,686

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	30	720	55.95		C	40,284	50	20,100
Block Detach Garage									
Value at 70%			14,070				Value at 100%		20,100

