

Property at 00020 HELENA ROAD

Prop ID 2620020

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Administrative Information

Owner name: CHAN DAVID AND
 Second name: LEONG KATRINA
 Address: 20 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2620020 Neigh.: Zone: R30 Vol: 733 Page: 460

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Oct-2019
Resident Land	.78	94,500	AAA	Veteran	1,000	Sale price: 375,000
Resident Dwelling	1.00	243,710	CAB	Add Vet	500	Sale valid:
Resident Outbldg	2.00	18,410	DAC	Veteran	10,000	
			Values		Sales ratios	
Summary			Utilities			
Total assessments		356,620	Water	Connecticut	Cost/sale : 1.3586	
Total exemptions		11,500	Sewer	Septic	Mkt/sale :	
Net assessment		345,120	Gas	None	Assmt/sale: .9510	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.780	135,000	135,000			135,000	94,500
Primary Site		33,977						
		.780 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	04	Vinyl Siding		
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	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	3
Bsmt Fin Qual	06	RR w/o air,L w/o	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,840	288,630
Basement	Full				
Heating	Yes	A/C Yes			8,250
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					98,476
Other Features		WB Stks	RR		53,439
Sub-Total					457,795
Grade	B-	Factor 1.1700			535,620
CDU		C&D Factor 1.00			535,620
Depreciation		35 %			348,153
Computed cost value @ 70%					243,707

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	390	44,648
G Garages	FR Attached frame LE 65	595	25,928
L Living Area	FRFF Frame first floor	150	17,172
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	DECK Wood deck	80	2,119
P Porches, Patios, Decks	DECK Wood deck	256	6,781
Total additions			98,476

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	15	150	30.00	1990	C	4,500	50	2,300
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%		18,410	Value at 100%		26,300				

