

Property at 00025 HELENA ROAD

Prop ID 2620025

Printed 06-Feb-2024 1:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: QUARTIERO CAROL G
Second name:
Address: 25 HELENA ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 2620025 Neigh.: Zone: R30 Vol: 125 Page: 0190

Assessments

Assmt category	Qty	Amount
Resident Land	.79	94,500
Resident Dwelling	1.00	172,510
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount
FAA	Blind	3,000

Last sale

Sale date: 13-Aug-1981
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 383,243

Summary

Total assessments	268,270
Total exemptions	3,000
Net assessment	265,270

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.790	135,000	135,000			135,000	94,500
Primary Site		34,412						

.790 acres

Total land value

135,000

94,500

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	8
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	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	651	196,140
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					112,667
Other Features		WB Stks			6,750
Sub-Total					324,057
Grade	B-	Factor 1.1700			379,147
CDU		C&D Factor 1.00			379,147
Depreciation		35 %			246,446
Computed cost value @ 70%					172,512

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	234	5,336
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
G Garages	FR Attached frame LE 65	546	24,016
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	FRUF Frame upper full	320	26,794

Total additions 112,667

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%					1,260	Value at 100%			
						1,800			

