

Property at 00031 HELENA ROAD

Prop ID 2620031

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Administrative Information

Owner name: BYRNE ELLEN G

Second name:

Address: 31 HELENA ROAD

City/state: AVON CT Zip: 06001

-Location Information-

Map: 011

Clerk map:

Lot: 2620031

Neigh.:

Zone: R30

Vol: 279

Page: 964

Assessments

Assmt category	Qty	Amount
Resident Land	.79	94,500
Resident Dwelling	1.00	202,400

Exemptions

Exempt	Cat	Amount
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-Last sale-

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Sale date: 01-Jul-1993
Sale price:      227,000
Sale valid:
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—Values—

Mkt value :
Cost value: 424,143

Summary

Total assessments	296,900
Total exemptions	
Net assessment	296,900

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

-Sales ratios-

Cost/sale :	1.8685
Mkt/sale :	
Assmt/sale:	1.3079

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
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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	Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf
Fuel	01	Oil	Half Baths	1	Finish bsmt sz
Attic	99	None	Addn'l fixtures		Rec Room Size 327
Grade	37	B-	Whirlpools		Living area 2,378
Garage	22	Attached 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	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1967		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 816	228,360
Basement	Full					
Heating	Yes	A/C	Yes			6,590
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						122,794
Other Features	WB Stks		RR			13,951

Sub-Total			380,195
Grade B-	Factor	1.1700	444,828
CDU	C&D Factor	1.00	444,828
Depreciation		35 %	289,138
		Computed cost value @ 70%	202,397

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	OVER Frame Overhang	34	3,114
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	AIR Air conditioning	448	1,362
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	34	103
P Porches, Patios, Decks	DECK Wood deck	348	9,219

Total additions	122,794
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