

Property at 00034 HELENA ROAD

Prop ID 2620034

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Administrative Information

Owner name: POLNY DAVID & KATHLEEN M
 Second name:
 Address: 34 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2620034 Neigh.: Zone: R30 Vol: 755 Page: 1024

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Feb-2021
Resident Land	.70	94,500	AFA Veteran	3,500	Sale price: 406,500
Resident Dwelling	1.00	169,820	CFB Add Vet	1,750	Sale valid:
			DAC Veteran	10,000	Values
					Mkt value :
					Cost value: 377,600
Summary		Utilities		Sales ratios	
Total assessments	264,320	Water	Connecticut	Cost/sale :	.9289
Total exemptions	15,250	Sewer	Septic	Mkt/sale :	
Net assessment	249,070	Gas	None	Assmt/sale:	.6502

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.700	135,000	135,000		135,000	94,500
Primary Site		30,492					
		.700 acres		Total land value		135,000	94,500

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	816	228,360	
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					75,396
Other Features		WB Stks			6,750
Sub-Total					319,006
Grade	B-	Factor 1.1700			373,237
CDU		C&D Factor 1.00			373,237
Depreciation		35 %			242,604
		Computed cost value @ 70%			169,823

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	256	15,597
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	OVER Frame Overhang	34	3,114
G Garages	FR Attached frame LE 65	484	21,597
Total additions			75,396

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	4
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: 1968	

