

Property at 00042 HELENA ROAD

Prop ID 2620042

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Administrative Information

Owner name: SIEWKO RONALD AND
 Second name: JULIANNE M
 Address: 42 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 2620042 Neigh.: Zone: R30 Vol: 698 Page: 811

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Jun-2016
Resident Land	.70	94,500	AAA Veteran	1,000	Sale price: 403,900
Resident Dwelling	1.00	244,080	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	770	DAC Veteran	10,000	
				Values	
				Mkt value :	
				Cost value: 484,786	
				Sales ratios	
				Cost/sale : 1.2003	
				Mkt/sale :	
				Assmt/sale: .8402	

Summary

Total assessments	339,350	Water	Connecticut	Cost/sale :	1.2003
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	327,850	Gas	None	Assmt/sale:	.8402

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,997	309,290
Basement	Full				
Heating	Yes	A/C Yes			8,830
Plumbing	3 F/B	H/B 2 Add'l fix.	1 Wh/p	Saunas	13,500
Attic	None	Attic size:			
Additions					134,773
Other Features		WB Stks	RR		30,308
Sub-Total					496,701
Grade	C+	Factor 1.0800			536,437
CDU		C&D Factor 1.00			536,437
Depreciation		35 %			348,684
		Computed cost value @ 70%			244,079

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	529	23,353
P Porches, Patios, Decks	FEFF Frame enclosed first	414	39,480
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
G Garages	FR Attached frame LE 65	294	14,184
P Porches, Patios, Decks	BPAT Brick/flagstone pati	624	14,230
		Total additions	134,773

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		D	2,246	50	1,100
Utility Shed									
Value at 70%		770					Value at 100%		1,100

