

Property at 00049 HELENA ROAD

Prop ID 2620049

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

## Administrative Information

Owner name: VALDES ERICK & RACHEL  
 Second name:  
 Address: 49 HELENA ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
 Lot: 2620049 Neigh.: Zone: R30 Vol: 699 Page: 866

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 94,500  |
| Resident Dwelling | 1.00 | 197,260 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 22-Jul-2016  
 Sale price: 339,250  
 Sale valid:

## Values

| Assmt category  | Qty | Amount | Mkt value | Cost value |
|-----------------|-----|--------|-----------|------------|
| Resident Excess | .02 | 110    |           | 416,957    |

## Summary

| Category          | Amount  |
|-------------------|---------|
| Total assessments | 291,870 |
| Total exemptions  |         |
| Net assessment    | 291,870 |

## Utilities

| Utility | Connecticut |
|---------|-------------|
| Water   |             |
| Sewer   |             |
| Gas     |             |

## Sales ratios

Cost/sale : 1.2291  
 Mkt/sale :  
 Assmt/sale: .8603

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11     | .920       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site | 40,075 |            |         |         |      |      |         |           |
| RES          | 12     | .020       | 7,500   | 150     |      |      | 150     | 105       |
| Residual     | 871    |            |         |         |      |      |         |           |

.940 acres

Total land value

135,150

94,605

## Building Valuation Summary

| Category       | Value   | Area |
|----------------|---------|------|
| Dwelling       | 228,360 | 816  |
| Basement       |         |      |
| Heating        | 6,590   |      |
| Plumbing       | 8,500   |      |
| Attic          |         |      |
| Additions      | 108,590 |      |
| Other Features | 18,500  |      |

| Category                  | Value   |
|---------------------------|---------|
| Sub-Total                 | 370,540 |
| Grade                     | 433,532 |
| CDU                       | 433,532 |
| Depreciation              | 281,796 |
| Computed cost value @ 70% | 197,257 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck          | 388  | 10,278 |
| L Living Area            | FRFF Frame first floor  | 320  | 36,634 |
| L Living Area            | AIR Air conditioning    | 320  | 973    |
| G Garages                | FR Attached frame LE 65 | 484  | 21,597 |
| 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  |
| L Living Area            | AIR Air conditioning    | 264  | 803    |
| L Living Area            | AIR Air conditioning    | 34   | 103    |

Total additions 108,590

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |
|----------------|------|------------------|-------------|
| Style          | 04   | Colonial         |             |
| Exterior Walls | 03   | Aluminum Siding  |             |
| Roof Material  | 01   | Asphalt Shingles |             |
| Roof Type      | 01   | Gable            |             |
| Foundation     | 01   | Poured Concrete  |             |
| Interior Walls | 02   | Drywall          |             |
| Floors         | 01   | Hardwood         |             |
| Heating System | 01   | Hot Water        |             |
| Fuel           | 01   | Oil              |             |
| Attic          | 99   | None             |             |
| Grade          | 37   | B-               |             |
| Garage         | 22   | Attached 2 car   |             |
| Area Over Gar. | 99   | None             |             |
| Basement       | 01   | Full             |             |
| Bsmt Fin Qual  | 01   | Unfinished       |             |
| Air Condition  | 01   | Central Air      |             |
| Interior Cond  | 05   | Good             |             |
| Exterior Cond  | 05   | Good             |             |

Actual Year Built: 1968

Scale: 1" = 7.13 feet