

Property at 00052 HELENA ROAD

Prop ID 2620052

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Administrative Information

Owner name: CLEARY JOHN A AND
 Second name: DEBRA J
 Address: 52 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2620052 Neigh.: Zone: R30 Vol: 321 Page: 979

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jul-1996
Resident Land	.70	94,500				Sale price: 255,000
Resident Dwelling	1.00	226,420				Sale valid: Y
Resident Outbldg	2.00	15,330				
					Values	
					Mkt value :	
					Cost value: 480,357	
Summary			Utilities		Sales ratios	
Total assessments	336,250		Water	Connecticut	Cost/sale :	1.8838
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	336,250		Gas	None	Assmt/sale:	1.3186

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	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full				
Heating	Yes	A/C Yes			8,040
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		16,500
Additions					114,106
Other Features		WB Stks			6,750
Sub-Total					425,316
Grade	B-	Factor 1.1700			497,620
CDU		C&D Factor 1.00			497,620
Depreciation		35 %			323,453
Computed cost value @ 70%					226,417

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	OVER Frame Overhang	34	3,114
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P Porches, Patios, Decks	BPAT Brick/flagstone pati	300	6,841
P Porches, Patios, Decks	DECK Wood deck	270	7,152
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	484	40,525
L Living Area	AIR Air conditioning	808	2,456

Total additions 114,106

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
RS1 Frame Utility Shed	12	16	192	30.00	2001	C	5,760	50	2,900
Value at 70%		15,330	Value at 100%		21,900				

