

Property at 00057 HELENA ROAD

Prop ID 2620057

Printed 06-Feb-2024 1:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAULDWELL ROBERT W & GAIL M
 Second name:
 Address: 57 HELENA ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2620057 Neigh.: Zone: R30 Vol: 725 Page: 316

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 20-Dec-2018
Resident Dwelling	1.00	170,400			Sale price: 314,000
Resident Outbldg	1.00	1,050			Sale valid:

Values

Resident Excess	.02	110			Mkt value :
					Cost value: 380,086

Summary

Summary		Utilities		Sales ratios	
Total assessments	266,060	Water	Connecticut	Cost/sale :	1.2105
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	266,060	Gas	None	Assmt/sale:	.8473

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

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Masonry trim sf	
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Living area	1,930
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				816	228,360
Basement	Full						
Heating	Yes	A/C	Yes				6,590
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		4,000
Attic	None	Attic size:					
Additions							69,390
Other Features	WB Stks					Bsmt Gar	11,750
Sub-Total							320,090
Grade	B-	Factor 1.1700					374,505
CDU	C&D Factor 1.00						374,505
Depreciation	35 %						243,428
Computed cost value @ 70%							170,400

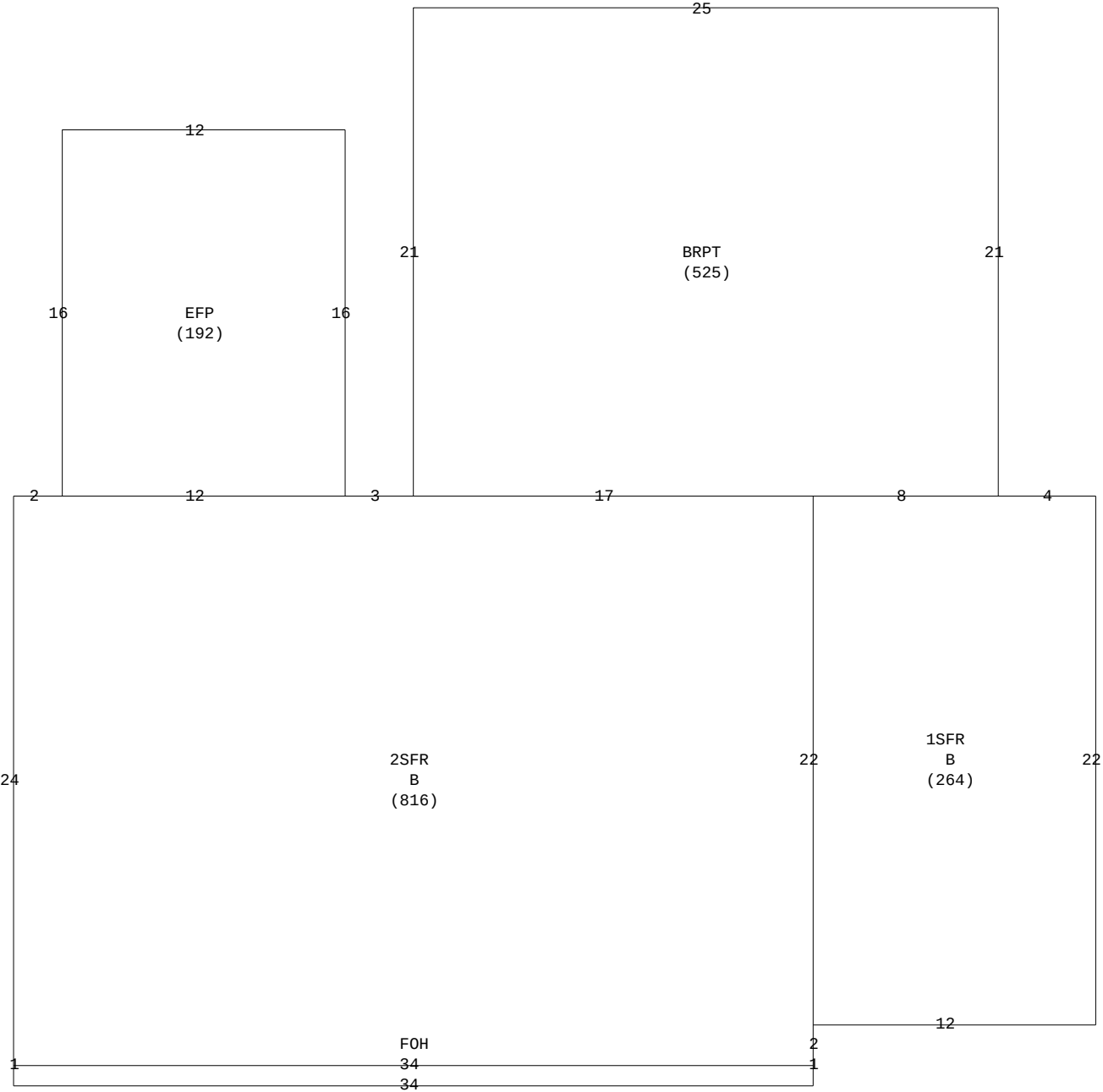
Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	BPAT Brick/flagstone pati	525	11,972
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	34	103

Total additions 69,390

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00	1997	C	3,000	50	1,500
Utility Shed									
Value at 70%		1,050		Value at 100%		1,500			



ABOVE GROUND POOL