

Property at 00012 HENDERSON DRIVE

Prop ID 2640012

Printed 06-Feb-2024 1:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PALMQUIST ERIC LEE AND
 Second name: EK KIRSTEN LEE TRUSTEES
 Address: 12 HENDERSON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2640012 Neigh.: Zone: RU2A Vol: 771 Page: 1189

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	260,480
Resident Outbldg	2.00	21,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Apr-2010
 Sale price: 449,900
 Sale valid:

Values

Mkt value :
 Cost value: 558,771

Summary

Total assessments	391,140
Total exemptions	
Net assessment	391,140

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2420
 Mkt/sale :
 Assmt/sale: .8694

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000			150,000	105,000
Primary Site		87,120						
RES	12	.700	7,500	5,250			5,250	3,675
Residual		30,492						

2.700 acres

Total land value

155,250

108,675

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 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		

Actual Year Built: 1976

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,404	343,190
Basement	Full				
Heating	Yes	A/C Yes			9,830
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					48,029
Other Features		WB Stks	RR		39,808
Sub-Total					454,357
Grade	B	Factor 1.2600			572,490
CDU		C&D Factor 1.00			572,490
Depreciation		35 %			372,119
Computed cost value @ 70%					260,483

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	OVER Frame Overhang	50	4,579
L Living Area	OVER Frame Overhang	42	3,847
P Porches, Patios, Decks	DECK Wood deck	336	8,901
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311

Total additions 48,029

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%					21,980	Value at 100%			
						31,400			

