

Property at 00028 HENDERSON DRIVE

Prop ID 2640028

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Administrative Information

Owner name: EMMEL DAVID TRUSTEE
 Second name: EILEEN D EMMEL TRUST
 Address: 28 HENDERSON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2640028 Neigh.: Zone: RU2A Vol: 396 Page: 450

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Aug-1988
Resident Land	2.00	105,000				Sale price: 455,000
Resident Dwelling	1.00	326,620				Sale valid:
						Values
Resident Excess	2.83	14,860				Mkt value :
						Cost value: 637,829
Summary			Utilities		Sales ratios	
Total assessments		446,480	Water	Well	Cost/sale :	1.4018
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		446,480	Gas	None	Assmt/sale:	.9813

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	2.830	7,500	21,225			21,225	14,858
Residual		123,275						
4.830 acres				Total land value			171,225	119,858

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,444	351,000
Basement	Full						
Heating	Yes	A/C	Yes				10,050
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		13,500
Attic	None		Attic size:				
Additions							122,805
Other Features		WB Stks					34,391
Sub-Total							531,746
Grade	B+		Factor 1.3500				717,857
CDU			C&D Factor 1.00				717,857
Depreciation			35 %				466,607
Computed cost value @ 70%							326,625

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	56	5,129
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
P Porches, Patios, Decks	DECK Wood deck	234	6,199
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	AIR Air conditioning	293	891

Total additions 122,805

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	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	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	1,000
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,568
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1962				

