

Property at 00046 HENDERSON DRIVE

Prop ID 2640046

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Administrative Information

Owner name: PFEIFFER URSULA C AND
 Second name: GUILLEN JORGE L
 Address: 46 HENDERSON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
 Lot: 2640046 Neigh.: Zone: RU2A Vol: 621 Page: 17

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 18-Feb-2011	
Resident Land	2.00 105,000			Sale price: 369,900	
Resident Dwelling	1.00 340,580			Sale valid: 14	
Resident Outbldg	1.00 1,680				
				Values	
Resident Excess	.06 320			Mkt value :	
				Cost value: 639,400	
Summary		Utilities		Sales ratios	
Total assessments	447,580	Water Well		Cost/sale :	1.7286
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	447,580	Gas None		Assmt/sale:	1.2100

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	.060	7,500	450		450	315
Residual		2,614					
		2.060 acres		Total land value		150,450	105,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	02	Forced Hot Air	Full Baths	5
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	1
Garage	13	Basement 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,432	304,020
Basement	Full with walk				
Heating	Yes	A/C Yes			8,700
Plumbing	5 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas 27,000
Attic	None		Attic size:		
Additions					177,375
Other Features		WB Stks	RR	Bsmt Gar	34,546
Sub-Total					551,641
Grade	B	Factor 1.2600			695,068
CDU		C&D Factor 1.00			695,068
Depreciation		30 %			486,548
Computed cost value @ 70%					340,584

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	BSMT Basement addition	832	15,332
L Living Area	FRFF Frame first floor	832	95,248
L Living Area	AIR Air conditioning	832	2,529
L Living Area	FRUF Frame upper full	512	42,870
L Living Area	AIR Air conditioning	512	1,556
G Garages	FR Attached frame LE 65	276	13,482
Total additions			177,375

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

