

Property at 00014 HOLLY LANE

Prop ID 2780014

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Administrative Information

Owner name: SCHRODER AMY E & SCOTT C
 Second name:
 Address: 14 HOLLY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2780014 Neigh.: Zone: R40 Vol: 408 Page: 327

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jul-2001
Resident Land	.92	105,000				Sale price: 311,000
Resident Dwelling	1.00	172,160				Sale valid: Y
Resident Outbldg	1.00	980				Values
Resident Excess	.17	890				Mkt value :
						Cost value: 398,614
Summary			Utilities		Sales ratios	
Total assessments		279,030	Water	Connecticut	Cost/sale :	1.2817
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		279,030	Gas	None	Assmt/sale:	.8972

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.170	7,500	1,275			1,275	893
Residual		7,405						
1.090 acres				Total land value			151,275	105,893

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	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: 1977	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,064	241,350
Basement	Full with walk				
Heating	Yes	A/C Yes			6,940
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					81,306
Other Features		WB Stks		Bsmt Gar	11,750
Sub-Total					350,346
Grade	C+	Factor 1.0800			378,374
CDU		C&D Factor 1.00			378,374
Depreciation		35 %			245,943
		Computed cost value @ 70%			172,160

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	256	6,781
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	BSMT Basement addition	520	9,583
L Living Area	AIR Air conditioning	520	1,581
Total additions			81,306

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

