

Property at 00019 HOLLY LANE

Prop ID 2780019

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Administrative Information

Owner name: BATESON DANIEL &
 Second name: LATOUR ANN
 Address: 19 HOLLY LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2780019 Neigh.: Zone: R40 Vol: 682 Page: 130

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jan-2015
Resident Land	.92	105,000				Sale price: 340,000
Resident Dwelling	1.00	210,560				Sale valid:
Resident Outbldg	1.00	2,030				Values
						Mkt value :
Resident Excess	.10	530				Cost value: 454,457
Summary			Utilities		Sales ratios	
Total assessments		318,120	Water	Connecticut	Cost/sale :	1.3366
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		318,120	Gas	None	Assmt/sale:	.9356

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	.100	7,500	750			750	525
Residual		4,356						
1.020 acres				Total land value			150,750	105,525

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
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	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	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: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				720	209,610
Basement	Full						
Heating	Yes	A/C Yes					6,060
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							125,718
Other Features		WB Stks		RR			16,880
Sub-Total							367,268
Grade	B		Factor 1.2600				462,758
CDU			C&D Factor 1.00				462,758
Depreciation			35 %				300,793
Computed cost value @ 70%							210,555

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	576	15,258
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	BSMT Basement addition	400	7,371
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
P Porches, Patios, Decks	DECK Wood deck	72	1,907
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799
L Living Area	AIR Air conditioning	400	1,216
L Living Area	AIR Air conditioning	120	365

Total additions 125,718

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2007	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030	Value at 100%			2,900		

