

Property at 00004 INDIAN PIPE TRAIL

Prop ID 2860004

Printed 06-Feb-2024 2:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRODBAR MATTHEW & ELIZABETH
 Second name:
 Address: 4 INDIAN PIPE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2860004 Neigh.: Zone: R40 Vol: 683 Page: 1165

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Mar-2015
Resident Land	.92	105,000				Sale price: 455,000
Resident Dwelling	1.00	316,700				Sale valid:
					Values	
Resident Excess	.01	50			Mkt value :	
					Cost value: 602,500	
Summary			Utilities		Sales ratios	
Total assessments		421,750	Water	Connecticut	Cost/sale :	1.3242
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		421,750	Gas	None	Assmt/sale:	.9269

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	.010	7,500	75			75	53
Residual		436						
				.930 acres	Total land value		150,075	105,053

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,320	326,790
Heating	Yes	A/C		Yes		9,360
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None		Attic size:			
Additions						125,132
Other Features	WB Stks		RR			37,308
Sub-Total						515,590
Grade	B+	Factor		1.3500		696,047
CDU		C&D Factor		1.00		696,047
Depreciation				35 %		452,431
					Computed cost value @ 70%	316,702

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRFF Frame first floor	544	62,278
L Living Area	BSMT Basement addition	544	10,025
P Porches, Patios, Decks	DECK Wood deck	522	13,828
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
Total additions			125,132

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addn'l fixtures	2
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Scale: 1" = 9.35 feet

