

Property at 00005 INDIAN PIPE TRAIL

Prop ID 2860005

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Administrative Information

Owner name: KELEHER MICHAEL K & CASEY S
 Second name:
 Address: 5 INDIAN PIPE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2860005 Neigh.: Zone: R40 Vol: 764 Page: 1153

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	386,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Aug-2021
 Sale price: 760,000
 Sale valid:

Values

Mkt value :
 Cost value: 701,786

Summary

Total assessments	491,250
Total exemptions	
Net assessment	491,250

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9234
 Mkt/sale :
 Assmt/sale: .6464

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						

.920 acres

Total land value

150,000

105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	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	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,760	412,720
Basement	Full				
Heating	Yes	A/C Yes			11,790
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	21,000
Attic	None		Attic size:		
Additions					101,383
Other Features		WB Stks	RR		38,561
Sub-Total					585,454
Grade	A-	Factor 1.4500			848,908
CDU		C&D Factor 1.00			848,908
Depreciation		35 %			551,790
Computed cost value @ 70%					386,253

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	906	40,591
G Garages	FSF Full-story fin o/gar	102	6,832
L Living Area	AIR Air conditioning	102	310
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	AIR Air conditioning	140	426
P Porches, Patios, Decks	DECK Wood deck	284	7,523
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
L Living Area	BSMT Basement addition	16	295
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	16	295
L Living Area	FRFF Frame first floor	16	1,832

Total additions 101,383

