

Property at 00011 INDIAN PIPE TRAIL

Prop ID 2860011

Printed 06-Feb-2024 2:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GERGES BRIAN T & JESSICA L
Second name:
Address: 11 INDIAN PIPE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2860011 Neigh.: Zone: R40 Vol: 747 Page: 219

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	328,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Oct-2020
Sale price: 493,000
Sale valid:

Values

Mkt value :
Cost value: 619,471

Summary

Total assessments	433,630
Total exemptions	
Net assessment	433,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2565
Mkt/sale :
Assmt/sale: .8796

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	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	13	Basement 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,840
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,452	352,570
Basement	Full			
Heating	Yes	A/C Yes		10,090
Plumbing	3 F/B	H/B 4 Add'l fix. 1 Wh/p	Saunas	14,500
Attic	None	Attic size:		
Additions				137,844
Other Features	WB Stks		Bsmt Gar	20,000

Sub-Total				535,004
Grade	B+	Factor 1.3500		722,255
CDU		C&D Factor 1.00		722,255
Depreciation		35 %		469,466
		Computed cost value @ 70%		328,626

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	936	107,154
L Living Area	BSMT Basement addition	936	17,249
L Living Area	AIR Air conditioning	936	2,845
P Porches, Patios, Decks	DECK Wood deck	400	10,596

Total additions 137,844

