

Property at 00019 INDIAN PIPE TRAIL

Prop ID 2860019

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Administrative Information

Owner name: HENRY LAWRENCE B AND
Second name: MARIE L
Address: 19 INDIAN PIPE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2860019 Neigh.: Zone: R40 Vol: 375 Page: 1059

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	311,270

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Sep-1999
Sale price: 388,500
Sale valid: Y

Values

Mkt value :
Cost value: 594,671

Summary

Total assessments	416,270
Total exemptions	
Net assessment	416,270

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5307
Mkt/sale :
Assmt/sale: 1.0715

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	1
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: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,288	320,540
Basement	Full			
Heating	Yes	A/C Yes		9,190
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				158,270
Other Features		WB Stks		6,750

Sub-Total			506,750
Grade	B+	Factor 1.3500	684,113
CDU		C&D Factor 1.00	684,113
Depreciation		35 %	444,673
		Computed cost value @ 70%	311,271

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	46	4,213
G Garages	FR Attached frame LE 65	612	26,591
L Living Area	FRFF Frame first floor	786	89,982
L Living Area	BSMT Basement addition	786	14,484
P Porches, Patios, Decks	FOFF Frame open first flo	336	20,471
L Living Area	AIR Air conditioning	46	140
L Living Area	AIR Air conditioning	786	2,389

Total additions 158,270

