

Property at 00022 INDIAN PIPE TRAIL

Prop ID 2860022

Printed 24-Jun-2024 12:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JONES BRITTANY
Second name:
Address: 22 INDIAN PIPE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2860022 Neigh.: Zone: R40 Vol: 794 Page: 44

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	323,330
Resident Outbldg	2.00	19,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Jun-2024
Sale price: 900,000
Sale valid:

Values

Mkt value :
Cost value: 640,257

Summary

Total assessments	448,180
Total exemptions	
Net assessment	448,180

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .7114
Mkt/sale :
Assmt/sale: .4980

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	.060	7,500	450			450	315
Residual	2,614							

.980 acres Total land value 150,450 105,315

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	Garage cars	2
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	22	Attached 2 car	Masonry trim sf	368
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,138
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,288	320,540
Basement	Full with walk			
Heating	Yes	A/C Yes		9,190
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				17,000
Other Features	Mason Trim	WB Stks	RR	134,858
				44,789

Sub-Total				526,377
Grade	B+	Factor 1.3500		710,609
CDU		C&D Factor 1.00		710,609
Depreciation		35 %		461,896
		Computed cost value @ 70%		323,327

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	46	4,213
G Garages	FRL Attached frame GT 65	676	30,286
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	516	59,072
L Living Area	BSMT Basement addition	516	9,509
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	4,378

Total additions 134,858

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	40	720	74.05	1997	C	53,316	50	26,700
RS1 Frame Utility Shed	8	10	80	30.00		C	2,400	50	1,200

Value at 70% 19,530

Value at 100% 27,900

