

Property at 00030 INDIAN PIPE TRAIL

Prop ID 2860030

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Administrative Information

Owner name: PRITCHARD BETH A
Second name:
Address: 30 INDIAN PIPE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 2860030 Neigh.: Zone: R40 Vol: 793 Page: 1007

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	337,690
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Mar-2010
Sale price: 525,000
Sale valid:

Values

Mkt value :
Cost value: 637,714

Summary

Total assessments	446,400
Total exemptions	
Net assessment	446,400

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2147
Mkt/sale :
Assmt/sale: .8503

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	.320	7,500	2,400			2,400	1,680
Residual	13,939							

1.240 acres

Total land value

152,400

106,680

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	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,450
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,480
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,380	338,500
Basement	Full			
Heating	Yes	A/C Yes		9,690
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				134,726
Other Features	WB Stks	RR		49,838
Sub-Total				549,754
Grade	B+	Factor 1.3500		742,168
CDU		C&D Factor 1.00		742,168
Depreciation		35 %		482,409
Computed cost value @ 70%				337,686

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	720	82,426
L Living Area	BSMT Basement addition	720	13,268
L Living Area	AIR Air conditioning	720	2,189
P Porches, Patios, Decks	DECK Wood deck	440	11,656

Total additions 134,726

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2006	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

