

Property at 00031 INDIAN PIPE TRAIL

Prop ID 2860031

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Administrative Information

Owner name: DELCIO PPO PETER & SHARON R
 Second name:
 Address: 31 INDIAN PIPE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2860031 Neigh.: Zone: R40 Vol: 706 Page: 321

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 23-Jan-2017
Resident Land	.92	105,000			Sale price: 459,000
Resident Dwelling	1.00	303,720			Sale valid:
			Values		
Resident Excess	.16	840			Mkt value :
					Cost value: 585,086
Summary		Utilities		Sales ratios	
Total assessments	409,560	Water	Connecticut	Cost/sale :	1.2747
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	409,560	Gas	None	Assmt/sale:	.8923

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	.160	7,500	1,200		1,200	840
Residual	6,970						
		1.080 acres		Total land value		151,200	105,840

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,260	315,070
Basement	Full				
Heating	Yes	A/C Yes			9,030
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	11,500
Attic	None	Attic size:			
Additions					121,577
Other Features		WB Stks	RR		37,283
Sub-Total					494,460
Grade	B+	Factor 1.3500			667,521
CDU		C&D Factor 1.00			667,521
Depreciation		35 %			433,889
Computed cost value @ 70%					303,722

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	BSMT Basement addition	560	10,320
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	314	8,318
L Living Area	AIR Air conditioning	560	1,702
Total additions			121,577

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	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	949
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,080
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1984				

