

Property at 00036 INDIAN PIPE TRAIL

Prop ID 2860036

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Administrative Information

Owner name: STANDISH JESSICA MITCHELL &
 Second name: STANDISH WILLIAM DARREN
 Address: 36 INDIAN PIPE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2860036 Neigh.: Zone: R40 Vol: 646 Page: 828

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Outbldg	1.00	20,510
Resident Dwelling	1.00	312,000

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-2012
 Sale price: 605,000
 Sale valid:

Values

Mkt value :
 Cost value: 640,171

Summary

Total assessments	448,120
Total exemptions	
Net assessment	448,120

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0581
 Mkt/sale :
 Assmt/sale: .7407

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	2.020	7,500	15,150		15,150	10,605
Residual	87,991						

2.940 acres

Total land value

165,150

115,605

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	05	W/W over sub-flo	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1986

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	338,500
Basement	Full			
Heating	Yes	A/C Yes		9,690
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				138,501
Other Features		WB Stks		9,250

Sub-Total		507,941
Grade	B+	
CDU	Factor 1.3500	685,720
Depreciation	C&D Factor 1.00	685,720
	35 %	445,718
	Computed cost value @ 70%	312,003

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	BSMT Basement addition	104	1,917
L Living Area	AIR Air conditioning	104	316
G Garages	FR Attached frame LE 65	572	25,031
P Porches, Patios, Decks	DECK Wood deck	598	15,841
L Living Area	FRFF Frame first floor	594	68,002
L Living Area	BSMT Basement addition	594	10,946
L Living Area	AIR Air conditioning	594	1,806
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	2,736

Total additions 138,501

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	22	36	792	74.05	2016	C	58,648	50	29,300

Value at 70% 20,510

Value at 100% 29,300

