

Property at 00003 LONGVIEW ROAD

Prop ID 3040003

Printed 06-Feb-2024 4:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BACZYK BRIAN M AND
 Second name: PAULA E
 Address: 3 LONGVIEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 3040003 Neigh.: Zone: R40 Vol: 302 Page: 1095

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Dec-1994
Resident Land	.92	115,500				Sale price: 285,000
Resident Dwelling	1.00	261,230				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.14	740				Mkt value :
						Cost value: 541,643
Summary			Utilities		Sales ratios	
Total assessments		379,150	Water	Connecticut	Cost/sale :	1.9005
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		379,150	Gas	CNG	Assmt/sale:	1.3304

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.140	7,500	1,050			1,050	735
Residual		6,098						
1.060 acres				Total land value			166,050	116,235

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	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	23	Attached 3 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: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,100	283,820
Basement	Full				
Heating	Yes	A/C Yes			8,150
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,500
Additions					142,435
Other Features		WB Stks			6,750
Sub-Total					455,655
Grade	B	Factor 1.2600			574,125
CDU		C&D Factor 1.00			574,125
Depreciation		35 %			373,181
		Computed cost value @ 70%			261,227

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	AIR Air conditioning	44	134
G Garages	FR Attached frame LE 65	506	22,456
G Garages	FSF Full-story fin o/gar	322	21,569
G Garages	FR Attached frame LE 65	294	14,184
L Living Area	FRFF Frame first floor	278	31,826
L Living Area	FRUF Frame upper full	278	23,277
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
P Porches, Patios, Decks	DECK Wood deck	251	6,649
Total additions			142,435

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	1999	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

