

Property at 00025 LONGVIEW ROAD

Prop ID 3040025

Printed 27-Feb-2024 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RUZEK VERONICA E
 Second name:
 Address: 25 LONGVIEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
 Lot: 3040025 Neigh.: Zone: R40 Vol: 592 Page: 150

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jun-2009
Resident Land	.92	115,500				Sale price: 500,000
Resident Dwelling	1.00	272,020				Sale valid:
Resident Outbldg	1.00	2,520				Values
Resident Excess	.06	320				Mkt value :
						Cost value: 557,657
Summary			Utilities		Sales ratios	
Total assessments		390,360	Water	Connecticut	Cost/sale :	1.1153
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		390,360	Gas	None	Assmt/sale:	.7807

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	.060	7,500	450			450	315
Residual		2,614						
		.980 acres	Total land value				165,450	115,815

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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,350	332,650
Basement	Full with walk			
Heating	Yes	A/C Yes		9,530
Plumbing	2 F/B	2 H/B	2 Add'l fix.	1 Wh/p
Attic	None	Attic size:		Saunas
Additions				90,382
Other Features		WB Stks	RR	31,686
Sub-Total				479,748
Grade	B+	Factor 1.3500		647,660
CDU		C&D Factor 1.00		647,660
Depreciation		40 %		388,596
		Computed cost value @ 70%		272,017

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	45	4,121
L Living Area	OVER Frame Overhang	90	8,243
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
L Living Area	FRFF Frame first floor	330	37,779
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	264	6,993
L Living Area	AIR Air conditioning	135	410
L Living Area	AIR Air conditioning	330	1,003
Total additions			90,382

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2016	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

Scale: 1" = 7.39 feet