

Property at 00031 LONGVIEW ROAD

Prop ID 3040031

Printed 06-Feb-2024 4:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TANCREDI JAMES J & SUSAN W
Second name:
Address: 31 LONGVIEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
Lot: 3040031 Neigh.: Zone: R40 Vol: 700 Page: 978

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	283,040

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Aug-2016
Sale price: 440,000
Sale valid:

Values

Mkt value :
Cost value: 569,343

Summary

Total assessments	398,540
Total exemptions	
Net assessment	398,540

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2940
Mkt/sale :
Assmt/sale: .9058

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						

.920 acres Total land value 165,000 115,500

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,503	362,530
Basement	Full				
Heating	Yes	A/C Yes			10,370
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	11,500
Attic	None			Saunas	
Additions					50,871
Other Features	Mason Trim	WB Stks	RR		25,519

Sub-Total					460,790
Grade	B+	Factor 1.3500			622,067
CDU		C&D Factor 1.00			622,067
Depreciation		35 %			404,344
		Computed cost value @ 70%			283,041

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	300	7,947
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	BSMT Basement addition	154	2,838
G Garages	FR Attached frame LE 65	506	22,456

Total additions 50,871

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf 250
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size 660
Grade	43	B+	Whirlpools 1 Living area 3,160
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1985

Scale: 1" = 7.55 feet