

Property at 00041 LONGVIEW ROAD

Prop ID 3040041

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Administrative Information

Owner name: ALLEN JOSHUA J AND ROBIN B
 Second name:
 Address: 41 LONGVIEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 3040041 Neigh.: Zone: R40 Vol: 720 Page: 187

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Jun-2018
Resident Land	.92	115,500				Sale price: 465,000
Resident Dwelling	1.00	429,520				Sale valid: 7
					Values	
Resident Excess	.51	2,680			Mkt value :	
					Cost value:	782,429
Summary			Utilities		Sales ratios	
Total assessments		547,700	Water	Connecticut	Cost/sale :	1.6826
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		547,700	Gas	None	Assmt/sale:	1.1778

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	.510	7,500	3,825		3,825	2,678
Residual		22,216					
1.430 acres				Total land value		168,825	118,178

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full					1,848	429,900
Heating	Yes	A/C	Yes				12,270
Plumbing	4 F/B	2 H/B	5 Add'l fix.	2 Wh/p	Saunas		29,500
Attic	None	Attic size:					
Additions							117,380
Other Features	Mason Trim	WB Stks	RR				61,992
Sub-Total							651,042
Grade	A-	Factor	1.4500				944,011
CDU		C&D Factor	1.00				944,011
Depreciation			35 %				613,607
						Computed cost value @ 70%	429,525

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	FOFF Frame open first flo	76	4,630
L Living Area	FRFF Frame first floor	500	57,241
P Porches, Patios, Decks	DECK Wood deck	578	15,311
G Garages	FRL Attached frame GT 65	840	37,634
Total additions			117,380

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	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Addtn'l fixtures	5
Basement	01	Full	Whirlpools	2
Bsmt Fin Qual	03	Rec Room W/ Air	Saunas	
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	2
			W/B openings	3
Actual Year Built: 1986				

