

Property at 00042 LONGVIEW ROAD

Prop ID 3040042

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Administrative Information

Owner name: DUONG NHAN T AND
 Second name: NGUYEN CAMTU T
 Address: 42 LONGVIEW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 029 Clerk map:
 Lot: 3040042 Neigh.: Zone: R40 Vol: 768 Page: 277

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Nov-2021
Resident Land	.92	115,500				Sale price: 530,000
Resident Dwelling	1.00	411,890				Sale valid:
					Values	
Resident Excess	.14	740			Mkt value :	
					Cost value:	754,471
Summary			Utilities		Sales ratios	
Total assessments		528,130	Water	Connecticut	Cost/sale :	1.4235
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		528,130	Gas	None	Assmt/sale:	.9965

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	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,851
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1988	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,953
Basement	Full		450,410
Heating	Yes	A/C Yes	
Plumbing	2 F/B	2 H/B	12,850
Attic	None	2 Add'l fix.	1 Wh/p
Additions		Attic size:	15,500
Other Features		WB Stks	136,301
			9,250
Sub-Total			624,311
Grade	A-	Factor 1.4500	905,251
CDU		C&D Factor 1.00	905,251
Depreciation		35 %	588,413
		Computed cost value @ 70%	411,889

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	266	7,046
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	OVER Frame Overhang	45	4,121
P Porches, Patios, Decks	FOFF Frame open first flo	92	5,605
G Garages	FSF Full-story fin o/gar	900	60,286
G Garages	FRL Attached frame GT 65	900	40,322
L Living Area	AIR Air conditioning	900	2,736
P Porches, Patios, Decks	DECK Wood deck	266	7,046
Total additions			136,301

