

Property at 00011 MANION LANE

Prop ID 3080011

Printed 06-Feb-2024 5:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHARNEY RICHARD K TRUSTEE
 Second name:
 Address: 11 MANION LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3080011 Neigh.: Zone: R15 Vol: 727 Page: 1266

Assessments

Assmt category	Qty	Amount
Resident Land	.34	65,630
Resident Dwelling	1.00	223,550
Resident Outbldg	1.00	10,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Apr-2019
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 429,714

Summary

Total assessments	300,800
Total exemptions	
Net assessment	300,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		.25	93,750	65,625
Primary Site		14,810						
RES	12	.240	7,500	1,800			1,800	1,260
Residual		10,454						

.580 acres

Total land value

95,550

66,885

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	02	Wood Shingles
Roof Material	06	Metal
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	02	Forced Hot Air
Fuel	03	Electric
Attic	99	None
Grade	43	B+
Garage	32	Detached 2 car
Area Over Gar.	99	None
Basement	04	Full with walk-o
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	5	Garage cars	2
Bedrooms	2	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	672
Whirlpools		Living area	2,006
Saunas		# Living Units	1
M/F stacks			
W/B stacks			
W/B openings			

Actual Year Built: 2001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	214,300
Basement	Full with walk		744	
Heating	Yes	A/C Yes		6,190
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				69,578
Other Features		RR		16,841

Sub-Total		315,409
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		25 %
		Computed cost value @ 70%
		223,546

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	DECK Wood deck	120	3,179
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRUF Frame upper full	72	6,029
L Living Area	AIR Air conditioning	72	219
L Living Area	FRFF Frame first floor	99	11,334
L Living Area	FRUF Frame upper full	99	8,289
L Living Area	BSMT Basement addition	99	1,824
L Living Area	AIR Air conditioning	99	301
L Living Area	AIR Air conditioning	99	301

Total additions 69,578

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	24	528	55.95	1940	C	29,542	50	14,800
Block Detach Garage									
Value at 70%			10,360				Value at 100%		14,800

