

Property at 00012 MANITOOK MOUNTAIN RD

Prop ID 3090012

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

Administrative Information

Owner name: FREESE DAVID B AND
 Second name: VIRGINIA S
 Address: 12 MANITOOK MOUNTAIN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3090012 Neigh.: Zone: R40 Vol: 275 Page: 118

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Mar-1993
Resident Land	.92	115,500				Sale price: 311,500
Resident Dwelling	1.00	260,420				Sale valid:
					Values	
Resident Excess	.08	420				Mkt value :
					Cost value: 537,629	
Summary			Utilities		Sales ratios	
Total assessments		376,340	Water	Connecticut	Cost/sale :	1.7259
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		376,340	Gas	None	Assmt/sale:	1.2082

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	.080	7,500	600		600	420
Residual		3,485					
1.000 acres				Total land value		165,600	115,920

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	2
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	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,974
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,419	346,120
Basement	Full			
Heating	Yes	A/C Yes		9,910
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:	Saunas	
Additions				49,179
Other Features		WB Stks		6,750
Sub-Total				423,959
Grade	B+	Factor 1.3500		572,345
CDU		C&D Factor 1.00		572,345
Depreciation		35 %		372,024
Computed cost value @ 70%				260,417

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	20	1,832
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L Living Area	AIR Air conditioning	40	122
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	BSMT Basement addition	64	1,179
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	AIR Air conditioning	64	195
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
P Porches, Patios, Decks	DECK Wood deck	320	8,477

Total additions 49,179

