

Property at 00025 MANITOOK MOUNTAIN RD

Prop ID 3090025

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Administrative Information

Owner name: OCONNELL CASEY D & KELLY
Second name:
Address: 25 MANITOOK MOUNTAIN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 3090025 Neigh.: Zone: R40 Vol: 691 Page: 235

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Oct-2015
Resident Land	.92	115,500				Sale price: 415,000
Resident Dwelling	1.00	270,230				Sale valid:
					Values	
Resident Excess	2.57	13,490				Mkt value :
						Cost value: 570,314
Summary			Utilities		Sales ratios	
Total assessments		399,220	Water	Connecticut	Cost/sale :	1.3743
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		399,220	Gas	None	Assmt/sale:	.9620

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	2.570	7,500	19,275		19,275	13,493
Residual		111,949					
		3.490 acres	Total land value			184,275	128,993

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
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/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	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,720
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,102	284,210
Basement	Full with walk					
Heating	Yes	A/C Yes				8,160
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:				
Additions						79,859
Other Features	WB Stks		RR			19,281
Sub-Total						408,510
Grade	B+	Factor 1.3500				551,489
CDU		C&D Factor 1.00				551,489
Depreciation		30 %				386,042
					Computed cost value @ 70%	270,229

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	468	31,349
L Living Area	AIR Air conditioning	468	1,423
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	DECK Wood deck	226	5,987
Total additions			79,859

