

Property at 00026 MANITOOK MOUNTAIN RD

Prop ID 3090026

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Administrative Information

Owner name: EARLEY ROBERT E III AND
 Second name: DIANE C
 Address: 26 MANITOOK MOUNTAIN RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3090026 Neigh.: Zone: R40 Vol: 558 Page: 1203

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-May-2007
Resident Land	.92	86,630				Sale price: 600,000
Resident Dwelling	1.00	352,270				Sale valid: Y
					Values	
Resident Excess	.95	2,490				Mkt value :
					Cost value: 630,557	
Summary			Utilities		Sales ratios	
Total assessments		441,390	Water	Connecticut	Cost/sale :	1.0509
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		441,390	Gas	None	Assmt/sale:	.7357

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		.25	123,750	86,625
Primary Site		40,075						
RES	12	.950	7,500	7,125		.50	3,563	2,494
Residual		41,382						
				1.870 acres	Total land value		127,313	89,119

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,232		309,600
Basement	Full with walk				
Heating	Yes	A/C Yes			8,880
Plumbing	4 F/B	H/B 3 Add'l fix.	1 Wh/p	Saunas	19,000
Attic	None	Attic size:			
Additions					165,756
Other Features	WB Stks	RR	Bsmt Gar		29,289
Sub-Total					532,525
Grade	B	Factor 1.2600			670,982
CDU		C&D Factor 1.00			670,982
Depreciation		25 %			503,237
Computed cost value @ 70%					352,266

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	960	17,691
L Living Area	FRFF Frame first floor	960	109,902
L Living Area	FRUF Frame upper full	188	15,741
L Living Area	AIR Air conditioning	1,148	3,490
L Living Area	OVER Frame Overhang	84	7,693
L Living Area	AIR Air conditioning	84	255
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	7,024
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960

Total additions 165,756

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	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	40	B	Full Baths	4
Garage	13	Basement 3 car	Half Baths	
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	3
Air Condition	01	Central Air	Rec Room Size	640
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Living area	3,696
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2001				

