

Property at 00047 MOUNTAIN ESTATES DR

Prop ID 3220047

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Administrative Information

Owner name: COCO ELLEN G
Second name:
Address: 47 MOUNTAIN ESTATES DR
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 3220047 Neigh.: Zone: RU2A Vol: 669 Page: 478

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	399,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Nov-2013
Sale price: 632,500
Sale valid:

Values

Resident Excess	1.25	6,560

Mkt value :
Cost value: 829,543

Summary

Total assessments	580,680
Total exemptions	
Net assessment	580,680

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3115
Mkt/sale :
Assmt/sale: .9181

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	250,000	250,000			250,000	175,000
Primary Site		87,120						
RES	12	1.250	7,500	9,375			9,375	6,563
Residual		54,450						

3.250 acres

Total land value

259,375

181,563

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	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	1,150
Bsmt Fin Qual	04	Living Area w/o	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,668
			Saunas	
			# Living Units	1
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,196	203,890
Basement	Full			
Heating	Yes	A/C Yes		5,860
Plumbing	2 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				271,086
Other Features		M Stks		37,787

Sub-Total	531,623
Grade A+	
CDU	Factor 1.6500
Depreciation	C&D Factor 1.00
	35 %
	Computed cost value @ 70%
	399,116

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	112	2,967
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
P Porches, Patios, Decks	DECK Wood deck	808	21,404
L Living Area	FRFF Frame first floor	872	99,827
L Living Area	AIR Air conditioning	872	2,651
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	600	11,057
P Porches, Patios, Decks	FEFF Frame enclosed first	320	30,516
P Porches, Patios, Decks	DECK Wood deck	132	3,497
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
G Garages	FR Attached frame LE 65	440	19,880

Total additions 271,086

