

Property at 00056 MOUNTAIN ESTATES DR

Prop ID 3220056

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Administrative Information

Owner name: DONATO PAUL & CRISTI
 Second name:
 Address: 56 MOUNTAIN ESTATES DR
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3220056 Neigh.: Zone: RU2A Vol: 704 Page: 001

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	553,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Nov-2016
 Sale price: 623,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,057,586

Summary

Total assessments	740,310
Total exemptions	
Net assessment	740,310

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6976
 Mkt/sale :
 Assmt/sale: 1.1883

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	2.320	7,500	17,400			17,400	12,180
Residual		101,059						

4.320 acres

Total land value

267,400

187,180

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	2
Grade	53	A+	Addn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,286
Basement	Full with walk		320,150
Heating	Yes	A/C Yes	9,180
Plumbing	4 F/B	2 H/B	4 Add'l fix.
Attic	None	Attic size:	1 Wh/p
Additions			Saunas
Other Features			26,500
			360,396
			20,543

Sub-Total		736,769
Grade	A+	
CDU		
Depreciation		
	Factor 1.6500	1,215,669
	C&D Factor 1.00	1,215,669
	35 %	790,185
	Computed cost value @ 70%	553,130

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	962	43,100
L Living Area	FRUF Frame upper full	962	80,548
L Living Area	AIR Air conditioning	962	2,924
L Living Area	FRFF Frame first floor	596	68,231
L Living Area	FRUF Frame upper full	596	49,903
L Living Area	BSMT Basement addition	596	10,983
L Living Area	AIR Air conditioning	1,192	3,624
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	546	14,464
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	FRUF Frame upper full	272	22,775
L Living Area	FRUF Frame upper full	272	22,775
L Living Area	BSMT Basement addition	272	5,012
L Living Area	AIR Air conditioning	816	2,481

Total additions 360,396

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No sketch for this property