

Property at 00117 NEW ROAD

Prop ID 3280117

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Administrative Information

Owner name: OLLESTAD ERIK A AND
Second name: SUSAN
Address: 117 NEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 3280117 Neigh.: Zone: R15/30 Vol: 415 Page: 1006

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Nov-2001
Resident Land	.69	87,500				Sale price: 424,223
Resident Dwelling	1.00	314,510				Sale valid: Y
					Values	
Resident Excess	.85	4,460				Mkt value : Cost value: 580,671
Summary			Utilities		Sales ratios	
Total assessments		406,470	Water	Connecticut	Cost/sale :	1.3688
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		406,470	Gas	None	Assmt/sale:	.9582

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	.850	7,500	6,375			6,375	4,463
Residual		37,026						
1.540 acres				Total land value			131,375	91,963

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	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	47	A-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
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	575
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,730
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,355	333,620
Basement	Full with walk			
Heating	Yes	A/C Yes		9,560
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None	Attic size:		Saunas
Additions				12,500
Other Features		WB Stks	RR	33,807
				23,660
Sub-Total				413,147
Grade	A-	Factor 1.4500		599,063
CDU		C&D Factor 1.00		599,063
Depreciation		25 %		449,297
Computed cost value @ 70%				314,508

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	DECK Wood deck	218	5,775
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			33,807

