

Property at 00215 NOD ROAD

Prop ID 3290215

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Administrative Information

Owner name: CARVILLE CHRISTOPHER P AND
 Second name: POLLY H
 Address: 215 NOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 3290215 Neigh.: Zone: RU2A Vol: 613 Page: 813

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Oct-2010
Resident Land	2.00	94,500				Sale price: 385,000
Resident Dwelling	1.00	211,540				Sale valid:
Resident Outbldg	2.00	37,940				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 491,557
Summary			Utilities		Sales ratios	
Total assessments		344,090	Water	Well	Cost/sale :	1.2768
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		344,090	Gas	None	Assmt/sale:	.8937

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000			135,000	94,500
Primary Site		87,120						
RES	12	.020	7,500	150			150	105
Residual		871						
2.020 acres				Total land value			135,150	94,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	10
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	2
Attic	99	None	Half Baths	
Grade	40	B	Addtn'l fixtures	
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	05	Good	Actual Year Built: 1856	
Exterior Cond	05	Good		

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				822	229,530
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas			5,000
Attic	None	Attic size:					
Additions							134,463
Other Features							
Sub-Total							368,993
Grade	B	Factor 1.2600					464,931
CDU		C&D Factor 1.00					464,931
Depreciation		35 %					302,205
		Computed cost value @ 70%					211,544

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	FRUF Frame upper full	308	25,789
P Porches, Patios, Decks	FEFF Frame enclosed first	198	18,882
L Living Area	FRFF Frame first floor	126	14,425
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
P Porches, Patios, Decks	FOFF Frame open first flo	114	6,946
Total additions			134,463

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	40	880	55.95		C	49,236	50	24,600
Block Detach Garage									
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2015	C	59,240	50	29,600
Value at 70%			37,940				Value at 100%		54,200

