

Property at 00270 NOD ROAD

Prop ID 3290270

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Administrative Information

Owner name: RUPPERT OTTO R AND
 Second name: BARBARA R
 Address: 270 NOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 3290270 Neigh.: Zone: RU2A Vol: 063 Page: 0074

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Apr-1969
Resident Land	2.00	94,500	AAA	Veteran	1,000	Sale price:
Resident Dwelling	1.00	202,720	CAB	Add Vet	500	Sale valid:
Resident Outbldg	2.00	5,040	DAC	Veteran	10,000	Values
					Mkt value :	
					Cost value:	431,800
Summary			Utilities		Sales ratios	
Total assessments		302,260	Water	Well	Cost/sale :	
Total exemptions		11,500	Sewer	Septic	Mkt/sale :	
Net assessment		290,760	Gas	None	Assmt/sale:	

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						
		2.000 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	213,890
Basement	Full		1,272	
Heating	Yes	A/C Yes		6,140
Plumbing	2 F/B	1 H/B	Add'l fix.	8,500
Attic	None		Wh/p	
Additions			Saunas	
Other Features			Attic size:	
				153,855
				30,159
Sub-Total				412,544
Grade	C+	Factor 1.0800		445,548
CDU		C&D Factor 1.00		445,548
Depreciation		35 %		289,606
Computed cost value @ 70%				202,724

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	FRFF Frame first floor	189	21,637
L Living Area	FATT Full finished attic	160	5,779
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	536	61,362
L Living Area	BSMT Basement addition	536	9,877
P Porches, Patios, Decks	DECK Wood deck	480	12,715
L Living Area	AIR Air conditioning	536	1,629
L Living Area	AIR Air conditioning	192	584
L Living Area	AIR Air conditioning	189	575
L Living Area	AIR Air conditioning	80	243
L Living Area	AIR Air conditioning	24	73
L Living Area	AIR Air conditioning	14	43
Total additions			153,855

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	26	12	312	30.00	2004	C	9,360	50	4,700
Utility Shed									
RS1 Frame	14	12	168	30.00		C	5,040	50	2,500
Utility Shed									
Value at 70%			5,040	Value at 100%			7,200		

