

Property at 00005 OLD TOWN ROAD

Prop ID 3390005

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Administrative Information

Owner name: MAINS PETER D
Second name:
Address: 5 OLD TOWN ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 3390005 Neigh.: Zone: Vol: 107 Page: 0258

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	223,390

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Resident Excess	.39	2,050	Mkt value :	
			Cost value:	447,057

Summary

Total assessments	312,940
Total exemptions	
Net assessment	312,940

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.390	7,500	2,925			2,925	2,048
Residual		16,988						

1.310 acres	Total land value	127,925	89,548
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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,040	272,110
Basement	Full			
Heating	Yes	A/C Yes		7,820
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	11,500
Attic	None	Attic size:		
Additions				118,466
Other Features	Mason Trim WB Stks			9,731

Sub-Total		419,627
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	490,964
Depreciation	35 %	319,127
	Computed cost value @ 70%	223,389

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
P Porches, Patios, Decks	FOFF Frame open first flo	110	6,702
G Garages	FRL Attached frame GT 65	780	34,946
G Garages	LOFT	780	34,946

Total additions 118,466

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf 176
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	37	B-	Whirlpools 1 Living area 2,388
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	04	Loft	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1985

