

Property at 00017 OLD TOWN ROAD

Prop ID 3390017

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Administrative Information

Owner name: MAINS DAVID A &
 Second name: NICOLE G
 Address: 17 OLD TOWN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3390017 Neigh.: Zone: R40 Vol: 328 Page: 0002

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-1986
Resident Land	.92	87,500				Sale price: 17,000
Resident Dwelling	1.00	222,170				Sale valid:
					Values	
Resident Excess	.46	2,400			Mkt value :	
					Cost value:	445,814
Summary			Utilities		Sales ratios	
Total assessments		312,070	Water	None	Cost/sale :	26.2244
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		312,070	Gas	None	Assmt/sale:	18.3571

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	.457	7,500	3,428			3,428	2,400
Residual		19,907						
1.377 acres				Total land value			128,428	89,900

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	170
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,631
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	272,110
Basement	Full		1,040	
Heating	Yes	A/C Yes		7,820
Plumbing	3 F/B	H/B 2 Add'l fix. 1 Wh/p	Saunas	13,500
Attic	None	Attic size:		
Additions				113,407
Other Features	WB Stks	RR		10,494
Sub-Total				417,331
Grade	B-	Factor 1.1700		488,277
CDU		C&D Factor 1.00		488,277
Depreciation		35 %		317,380
Computed cost value @ 70%				222,166

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	BSMT Basement addition	511	9,417
L Living Area	FRFF Frame first floor	511	58,500
L Living Area	AIR Air conditioning	511	1,553
G Garages	FRL Attached frame GT 65	744	33,333
Total additions			113,407

