

Property at 00021 OLD TOWN ROAD

Prop ID 3390021

Printed 07-Feb-2024 10:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SIMONSEN LAURIE D
 Second name:
 Address: 21 OLD TOWN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3390021 Neigh.: Zone: R40 Vol: 201 Page: 168

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:
Resident Land	.92	87,500				Sale price:
Resident Dwelling	1.00	228,390				Sale valid:
					Values	
Resident Excess	.55	2,890				Mkt value :
						Cost value: 455,400
Summary			Utilities		Sales ratios	
Total assessments		318,780	Water	Well		Cost/sale :
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		318,780	Gas	None		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	.550	7,500	4,125			4,125	2,888
Residual		23,958						
1.470 acres				Total land value			129,125	90,388

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	04	Loft	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	2,485
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,236	270,640
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,500
Additions					139,627
Other Features		WB Stks			9,250
Sub-Total					429,017
Grade	B-	Factor 1.1700			501,950
CDU		C&D Factor 1.00			501,950
Depreciation		35 %			326,268
		Computed cost value @ 70%			228,388

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	676	30,286
L Living Area	UATT Unfinished attic	100	1,751
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	BSMT Basement addition	165	3,041
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
P Porches, Patios, Decks	DECK Wood deck	735	19,470
Total additions			139,627

