

Property at 00040 OLD TOWN ROAD

Prop ID 3390040

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Administrative Information

Owner name: JAPPINEN SOPHIA MARIE
 Second name:
 Address: 40 OLD TOWN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3390040 Neigh.: Zone: R40 Vol: 763 Page: 378

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	155,480
Resident Outbldg	2.00	17,920

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jul-2021
 Sale price: 452,000
 Sale valid:

Values

Mkt value :
 Cost value: 373,314

Summary

Total assessments	261,320
Total exemptions	
Net assessment	261,320

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8259
 Mkt/sale :
 Assmt/sale: .5781

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	.080	7,500	600			600	420
Residual	3,485							

1.000 acres

Total land value

125,600

87,920

Residential Dwelling Information

Subject Code Description

Condominium

Style	09	Dutch Colonial		
Exterior Walls	14	Log Cabin		
Roof Material	06	Metal		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	33	Detached 3 car	Saunas	
Area Over Gar.	99	None	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: 1981

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	816
Basement	Full		228,360
Heating	Yes	A/C Yes	6,590
Plumbing	1 F/B	1 H/B	Add'l fix.
Attic	None		Wh/p
Additions			Saunas
Other Features			3,500
			96,522
			6,750
Sub-Total			341,722
Grade	C	Factor 1.0000	341,722
CDU		C&D Factor 1.00	341,722
Depreciation		35 %	222,119
		Computed cost value @ 70%	155,483

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	FEFF Frame enclosed first	260	24,794
L Living Area	AIR Air conditioning	96	292
L Living Area	AIR Air conditioning	320	973

Total additions 96,522

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1980	C	2,880	50	1,400
Utility Shed									
RG1 Frame or Con	24	36	864	55.95	2004	C	48,341	50	24,200
Block Detach Garage									
Value at 70%			17,920				Value at 100%		25,600

Scale: 1" = 5.88 feet