

Property at 00044 OLD TOWN ROAD

Prop ID 3390044

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Administrative Information

Owner name: TENAN RICHARD C AND
 Second name: CLANCY BRIDGET A
 Address: 44 OLD TOWN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3390044 Neigh.: Zone: R40 Vol: 169 Page: 68

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-May-1986
Resident Land	.92	87,500				Sale price: 60,000
Resident Dwelling	1.00	177,910				Sale valid:
Resident Outbldg	1.00	4,060				Values
						Mkt value :
Resident Excess	1.03	5,410				Cost value: 392,686
Summary			Utilities		Sales ratios	
Total assessments		274,880	Water	Well		Cost/sale : 6.5448
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		274,880	Gas	None		Assmt/sale: 4.5813

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	1.030	7,500	7,725			7,725	5,408
Residual		44,867						
		1.950 acres	Total land value				132,725	92,908

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	24	Attached 4 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	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1986	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	832
Basement	Full		155,990
Heating	Yes	A/C Yes	4,500
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	Fully finished w/WH	Attic size: 448	20,484
Additions			165,813
Other Features	WB Stks		6,750
Sub-Total			362,037
Grade	C+	Factor 1.0800	391,000
CDU		C&D Factor 1.00	391,000
Depreciation		35 %	254,150
Computed cost value @ 70%			177,905

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	900	40,322
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P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	306	5,639
L Living Area	FRFF Frame first floor	306	35,031
P Porches, Patios, Decks	BPAT Brick/flagstone pati	322	7,343
L Living Area	AIR Air conditioning	306	930
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
Total additions			165,813

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	24	384	30.00	2000	C	11,520	50	5,800
Utility Shed									
Value at 70%		4,060	Value at 100%		5,800				

