

Property at 00048 OLD TOWN ROAD

Prop ID 3390048

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Administrative Information

Owner name: KATZ ROBERT B & LYNN D
 Second name:
 Address: 48 OLD TOWN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3390048 Neigh.: Zone: R40 Vol: 500 Page: 192

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	162,700

Exemptions

Exempt	Cat	Amount
Resident Outbldg		
Resident Excess	.01	50

Last sale

Sale date: 07-Jun-2004
 Sale price: 384,888
 Sale valid:

Values

Mkt value :
 Cost value: 357,500

Summary

Total assessments	250,250
Total exemptions	
Net assessment	250,250

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9288
 Mkt/sale :
 Assmt/sale: .6502

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	.010	7,500	75			75	53
Residual		436						

.930 acres Total land value 125,075 87,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	02	Block	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	1
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	228,360
Basement	Partial > half		816	-2,260
Heating	Yes	A/C Yes		6,590
Plumbing	1 F/B	1 H/B	1 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				88,409
Other Features			Bsmt Gar	3,500

Sub-Total		331,099
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		162,702

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	FRFF Frame first floor	91	10,418
L Living Area	AIR Air conditioning	91	277
P Porches, Patios, Decks	FOFF Frame open first flo	720	43,867

Total additions 88,409

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

