

Property at 00021 PAPER CHASE TRAIL

Prop ID 3480021

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Administrative Information

Owner name: VALENTE PAUL C &
 Second name: LYNNE E
 Address: 21 PAPER CHASE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3480021 Neigh.: Zone: R40 Vol: 286 Page: 64

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Nov-1993
Resident Land	.92	105,000				Sale price: 225,000
Resident Dwelling	1.00	219,500				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.13	680				Mkt value :
						Cost value: 466,943
Summary			Utilities		Sales ratios	
Total assessments		326,860	Water	Well	Cost/sale :	2.0753
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		326,860	Gas	None	Assmt/sale:	1.4527

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.130	7,500	975			975	683
Residual		5,663						
1.050 acres				Total land value			150,975	105,683

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,796
Basement	None		282,840
Heating	Yes	A/C Yes	-5,140
Plumbing	2 F/B	1 H/B 2 Add'l fix.	8,080
Attic	None	Wh/p	9,500
Attic size:		Saunas	
Additions			107,798
Other Features		WB Stks	9,250
Sub-Total			412,328
Grade	B-	Factor 1.1700	482,424
CDU		C&D Factor 1.00	482,424
Depreciation		35 %	313,576
		Computed cost value @ 70%	219,503

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	725	32,481
P Porches, Patios, Decks	DECK Wood deck	276	7,311
L Living Area	FRFF Frame first floor	497	56,897
L Living Area	BSMT Basement addition	497	9,159
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			107,798

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2006	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

