

Property at 00024 PAPER CHASE TRAIL

Prop ID 3480024

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Administrative Information

Owner name: BOUCHARD JORDAN AND
Second name: ROTONDO EMMA
Address: 24 PAPER CHASE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3480024 Neigh.: Zone: R40 Vol: 730 Page: 1268

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Aug-2019
Resident Land	.92	105,000				Sale price: 385,000
Resident Dwelling	1.00	261,380				Sale valid:
					Values	
Resident Excess	.59	3,100				Mkt value : Cost value: 527,829
Summary			Utilities		Sales ratios	
Total assessments		369,480	Water	Well	Cost/sale :	1.3710
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		369,480	Gas	None	Assmt/sale:	.9597

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	.590	7,500	4,425			4,425	3,098
Residual		25,700						
1.510 acres				Total land value			154,425	108,098

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	9
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	40	B	Full Baths	2
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	Rec Room Size 662
Air Condition	01	Central Air	Whirlpools	Living area 3,052
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1966	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,344	331,470	
Basement	Full				
Heating	Yes	A/C Yes		9,500	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					70,880
Other Features		WB Stks	RR	Bsmt Gar	35,578
Sub-Total					455,928
Grade	B	Factor 1.2600			574,469
CDU		C&D Factor 1.00			574,469
Depreciation		35 %			373,405
Computed cost value @ 70%					261,384

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	AIR Air conditioning	364	1,107
P Porches, Patios, Decks	DECK Wood deck	267	7,073
P Porches, Patios, Decks	BPAT Brick/flagstone pati	628	14,321
Total additions			70,880

