

Property at 00040 PAPER CHASE TRAIL

Prop ID 3480040

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Administrative Information

Owner name: ZALNERAITIS EDWIN L AND
Second name: ANDREA L
Address: 40 PAPER CHASE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3480040 Neigh.: Zone: R40 Vol: 147 Page: 0971

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	195,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jun-1984
Sale price: 189,900
Sale valid:

Values

Resident Excess	.07	370	
Mkt value :			
Cost value:			430,471

Summary

Total assessments	301,330
Total exemptions	
Net assessment	301,330

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : 2.2668
Mkt/sale :
Assmt/sale: 1.5868

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	.070	7,500	525			525	368
Residual	3,049							

.990 acres

Total land value

150,525

105,368

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	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 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	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	864	237,730
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					84,323
Other Features		WB Stks			9,250
Sub-Total					341,803
Grade	B	Factor 1.2600			430,672
CDU		C&D Factor 1.00			430,672
Depreciation		35 %			279,937
Computed cost value @ 70%					195,956

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	84	1,548
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
P Porches, Patios, Decks	BPAT Brick/flagstone pati	99	2,258
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	FRFF Frame first floor	198	22,667
L Living Area	BSMT Basement addition	198	3,649
P Porches, Patios, Decks	BPAT Brick/flagstone pati	420	9,578

Total additions 84,323

Outbuilding Information

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

