

Property at 00041 PAPER CHASE TRAIL

Prop ID 3480041

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Administrative Information

Owner name: BERNADUCI ROBERT AND
Second name: ERIKSSON MIRIAM
Address: 41 PAPER CHASE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3480041 Neigh.: Zone: R40 Vol: 561 Page: 917

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	241,120

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-2007
Sale price: 500,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.13	680			495,429

Summary

Total assessments	
346,800	
Total exemptions	
346,800	
Net assessment	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9909
Mkt/sale :
Assmt/sale: .6936

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

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	313,370
Basement	Full		2,028	
Heating	Yes	A/C Yes		8,940
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				105,120
Other Features		WB Stks		16,000

Sub-Total		452,930
Grade	B-	
CDU	Factor 1.1700	529,928
Depreciation	C&D Factor 1.00	529,928
	35 %	344,453
	Computed cost value @ 70%	241,117

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	876	19,976
L Living Area	FRFF Frame first floor	449	51,402
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	AIR Air conditioning	449	1,365

Total additions 105,120

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Masonry trim sf	
Grade	37	B-	Finish bsmt sz	
Garage	22	Attached 2 car	Rec Room Size	
Area Over Gar.	99	None	Living area	2,477
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1966

