

Property at 00053 PAPER CHASE TRAIL

Prop ID 3480053

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Administrative Information

Owner name: DONG YONG CHAI
 Second name:
 Address: 53 PAPER CHASE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3480053 Neigh.: Zone: R40 Vol: 747 Page: 811

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Oct-2020
Resident Land	.92	105,000				Sale price: 346,000
Resident Dwelling	1.00	268,830				Sale valid: 07
Resident Outbldg	1.00	980				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 535,600
Summary			Utilities		Sales ratios	
Total assessments		374,920	Water	Well	Cost/sale :	1.5480
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		374,920	Gas	None	Assmt/sale:	1.0836

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	.020	7,500	150			150	105
Residual		871						
		.940 acres	Total land value				150,150	105,105

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	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,152	293,980
Basement	Full				
Heating	Yes	A/C Yes			8,440
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					143,988
Other Features		WB Stks			13,500
Sub-Total					468,908
Grade	B	Factor 1.2600			590,824
CDU		C&D Factor 1.00			590,824
Depreciation		35 %			384,036
		Computed cost value @ 70%			268,825

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	FRUF Frame upper full	280	23,444
P Porches, Patios, Decks	F0FF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	576	48,228
P Porches, Patios, Decks	BPAT Brick/flagstone pati	360	8,209
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	280	851
L Living Area	AIR Air conditioning	576	1,751
Total additions			143,988

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

