

Property at 00059 PAPER CHASE TRAIL

Prop ID 3480059

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Administrative Information

Owner name: ANDERSON BILL A AND
Second name: HUNTER-ANDERSON KHALILAH O
Address: 59 PAPER CHASE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 3480059 Neigh.: Zone: R40 Vol: 591 Page: 1181

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	227,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Jun-2009
Sale price: 462,500
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.01	50			474,400

Summary

Total assessments	
332,080	
Total exemptions	
332,080	
Net assessment	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0257
Mkt/sale :
Assmt/sale: .7180

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	.010	7,500	75			75	53
Residual		436						

.930 acres

Total land value

150,075

105,053

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,128	289,290		
Basement	Full					
Heating	Yes	A/C Yes		8,310		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						66,422
Other Features		WB Stks	RR			23,491

Sub-Total		396,013	
Grade	B	Factor 1.2600	498,976
CDU		C&D Factor 1.00	498,976
Depreciation		35 %	324,334
		Computed cost value @ 70%	227,034

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
G Garages	FR Attached frame LE 65	528	23,314

Total additions 66,422

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 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size 668
Grade	40	B	Whirlpools Living area 2,496
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1971

