

Property at 00073 PAPER CHASE TRAIL

Prop ID 3480073

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Administrative Information

Owner name: GURSKY RICHARD JR AND
 Second name: WILBUR MICHELLE ANNE
 Address: 73 PAPER CHASE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3480073 Neigh.: Zone: R40 Vol: 769 Page: 1153

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Oct-2021	
Resident Land	.92	105,000			Sale price: 453,000	
Resident Dwelling	1.00	248,360			Sale valid:	
Resident Outbldg	1.00	1,680				
			Values			
Resident Excess	.04	210			Mkt value :	
					Cost value: 507,500	
Summary			Utilities		Sales ratios	
Total assessments		355,250	Water	Well	Cost/sale : 1.1203	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		355,250	Gas	None	Assmt/sale: .7842	

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	.040	7,500	300		300	210
Residual		1,742					
				.960 acres	Total land value	150,300	105,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	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: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,221	307,450
Basement	Full			
Heating	Yes	A/C Yes		8,820
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:		
Additions				85,668
Other Features	Mason Trim WB Stks			21,766
Sub-Total				433,204
Grade	B	Factor 1.2600		545,837
CDU		C&D Factor 1.00		545,837
Depreciation		35 %		354,794
Computed cost value @ 70%				248,356

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	970	22,120
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	648	27,996
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	AIR Air conditioning	240	730
Total additions			85,668

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

