

Property at 00094 PAPER CHASE TRAIL

Prop ID 3480094

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Administrative Information

Owner name: INDELICATO LISA M
 Second name:
 Address: 94 PAPER CHASE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3480094 Neigh.: Zone: R40 Vol: 666 Page: 505

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jun-2007
Resident Land	.92	105,000				Sale price: 504,000
Resident Dwelling	1.00	252,260				Sale valid:
Resident Outbldg	2.00	22,540				Values
Resident Excess	.20	1,050				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	380,850		Water	Connecticut	Cost/sale :	1.0795
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	380,850		Gas	None	Assmt/sale:	.7557

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	.200	7,500	1,500			1,500	1,050
Residual		8,712						
1.120 acres		Total land value		151,500			106,050	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	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	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,342	354,690
Basement	Full				
Heating	Yes	A/C Yes			10,110
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	9,500
Attic	None	Attic size:			
Additions					48,970
Other Features		WB Stks	Unfin		16,740
Sub-Total					440,010
Grade	B	Factor 1.2600			554,413
CDU		C&D Factor 1.00			554,413
Depreciation		35 %			360,368
		Computed cost value @ 70%			252,258

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	92	8,426
L Living Area	AIR Air conditioning	92	280
G Garages	FR Attached frame LE 65	648	27,996
P Porches, Patios, Decks	BPAT Brick/flagstone pati	198	4,515
P Porches, Patios, Decks	BPAT Brick/flagstone pati	340	7,753
Total additions			48,970

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
RP1 Pool w/ Plastic Linr	22	36	792	74.05	2014	C	58,648	50	29,300
Value at 70%	22	36	792	74.05					32,200

