

Property at 00016 PARK ROAD

Prop ID 3490016

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Administrative Information

Owner name: GRAVEL DONALD R & DOREEN M
 Second name:
 Address: 16 PARK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 3490016 Neigh.: LV Zone: R15 Vol: 215 Page: 335

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Oct-1988
Resident Land	.34	70,000				Sale price: 155,000
Resident Dwelling	1.00	129,150				Sale valid: Y
Resident Outbldg	1.00	1,050				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 286,671
Summary			Utilities		Sales ratios	
Total assessments		200,670	Water	Connecticut	Cost/sale :	1.8495
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		200,670	Gas	None	Assmt/sale:	1.2946

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.090	7,500	675			675	473
Residual		3,920						
		.430 acres		Total land value			100,675	70,473

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,260	212,310
Basement	Full				
Heating	Yes	A/C Yes			6,090
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					61,944
Other Features					
Sub-Total					283,844
Grade	C	Factor 1.0000			283,844
CDU		C&D Factor 1.00			283,844
Depreciation		35 %			184,499
		Computed cost value @ 70%			129,149

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	341	9,033
G Garages	FRL Attached frame GT 65	1,181	52,911
Total additions			61,944

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00	1994	C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

