

Property at 00030 PARK ROAD

Prop ID 3490030

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Administrative Information

Owner name: HOSPOD-STANFORD JOANN M
 Second name:
 Address: 30 PARK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 3490030 Neigh.: LV Zone: R15 Vol: 767 Page: 1103

Assessments

Assmt category	Qty	Amount
Resident Land	.25	70,000
Resident Dwelling	1.00	80,390
Resident Outbldg	2.00	5,950

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jul-1985
 Sale price: 75,000
 Sale valid:

Values

Mkt value :
 Cost value: 223,343

Summary

Total assessments	156,340
Total exemptions	
Net assessment	156,340

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.9779
 Mkt/sale :
 Assmt/sale: 2.0845

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.250	100,000	100,000			100,000	70,000
Primary Site		10,890						

.250 acres

Total land value

100,000

70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	26
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,040
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	572
Basement	Partial > half		157,570
Heating	Yes	A/C Yes	-2,260
Plumbing	1 F/B	1 H/B	4,570
Attic	None	Add'l fix.	3,500
Additions		Wh/p	
Other Features		Saunas	
		Attic size:	10,310
		M Stks	3,000

Sub-Total		176,690
Grade	C	Factor 1.0000
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		80,394

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
P Porches, Patios, Decks	DECK Wood deck	196	5,192

Total additions 10,310

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	55.95		D	15,711	50	7,900
Block Detach Garage									
RS1 Frame	6	8	48	30.00		D	1,123	50	600
Utility Shed									

Value at 70% 5,950

Value at 100% 8,500

