

Property at 00036 PARK ROAD

Prop ID 3490036

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Administrative Information

Owner name: GLASGOW BRENNAN
 Second name:
 Address: 36 PARK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
 Lot: 3490036 Neigh.: LV Zone: R15 Vol: 701 Page: 381

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Aug-2016
Resident Land	.34	70,000				Sale price: 161,000
Resident Dwelling	1.00	64,690				Sale valid:
Resident Outbldg	5.00	10,290				Values
Resident Excess	.03	160				Mkt value :
						Cost value: 207,343
Summary			Utilities		Sales ratios	
Total assessments		145,140	Water	Connecticut	Cost/sale :	1.2878
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		145,140	Gas	None	Assmt/sale:	.9015

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	.030	7,500	225			225	158
Residual		1,307						
		.370 acres		Total land value			100,225	70,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	08	Asbestos Shingle		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	3
Interior Walls	01	Plaster	Bedrooms	1
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	27	C-	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1941	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	320	88,610
Basement	Partial > half		-2,260
Heating	Yes A/C No		
Plumbing	1 F/B H/B Add'l fix. Wh/p Saunas		
Attic	Fully finished w/WH Attic size: 216		14,742
Additions			46,706
Other Features	WB Stks		6,750
Sub-Total			154,548
Grade	C-	Factor .9200	142,184
CDU		C&D Factor 1.00	142,184
Depreciation		35 %	92,420
		Computed cost value @ 70%	64,694

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	368	42,129
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577

Total additions 46,706

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	24	480	55.95		D	20,948	50	10,500
Block Detach Garage									
RS1 Frame	8	16	128	30.00		D	2,995	50	1,500
Utility Shed									
RS1 Frame	13	6	78	30.00		D	1,825	50	900
Utility Shed									
RS1 Frame	8	8	64	30.00		D	1,498	50	700
Utility Shed									
Value at 70%			9,520				Value at 100%		13,600

