

Property at 00009 PARKVIEW DRIVE

Prop ID 3510009

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Administrative Information

Owner name: SHERMAN CAROLYN O
Second name:
Address: 9 PARKVIEW DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 3510009 Neigh.: Zone: R30 Vol: 623 Page: 1163

Assessments

Assmt category	Qty	Amount
Resident Land	.76	94,500
Resident Dwelling	1.00	174,060
Resident Outbldg	2.00	32,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Apr-2011
Sale price: 324,000
Sale valid:

Values

Mkt value :
Cost value: 429,957

Summary

Total assessments	300,970
Total exemptions	
Net assessment	300,970

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3270
Mkt/sale :
Assmt/sale: .9289

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.760	135,000	135,000			135,000	94,500
Primary Site		33,106						

.760 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	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	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	720	209,610
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					129,352
Other Features		WB Stks			6,750
Sub-Total					354,212
Grade	C+	Factor 1.0800			382,549
CDU		C&D Factor 1.00			382,549
Depreciation		35 %			248,657
Computed cost value @ 70%					174,060

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	BSMT Basement addition	624	11,499
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	150	17,172
P Porches, Patios, Decks	BPAT Brick/flagstone pati	210	4,789
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	UTIL Utility building	64	1,828

Total additions 129,352

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	10	140	30.00		C	4,200	50	2,100
Utility Shed									
RP5 Pool w/ Gunite	20	40	800	110.5	1971	C	88,440	50	44,200
Value at 70%		32,410	Value at 100%		46,300				

