

Property at 00039 PARKVIEW DRIVE

Prop ID 3510039

Printed 07-Feb-2024 11:34 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MATHER RICHARD W TRUSTEE &  
 Second name: LANE STEPHANIE E TRUSTEE  
 Address: 39 PARKVIEW DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
 Lot: 3510039 Neigh.: Zone: R30 Vol: 776 Page: 406

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 94,500  |
| Resident Dwelling | 1.00 | 147,650 |
| Resident Outbldg  | 1.00 | 2,030   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 10-Jul-2007  
 Sale price: 358,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 348,829

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 244,180 |
| Total exemptions  |         |
| Net assessment    | 244,180 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : .9744  
 Mkt/sale :  
 Assmt/sale: .6821

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .690       | 135,000 | 135,000 |      |      | 135,000 | 94,500    |
| Primary Site |     | 30,056     |         |         |      |      |         |           |

|            |                  |         |        |
|------------|------------------|---------|--------|
| .690 acres | Total land value | 135,000 | 94,500 |
|------------|------------------|---------|--------|

## Building Valuation Summary

| Dwelling       | Frame   | 1 story w/bsmt   | Area   | 204,410 |
|----------------|---------|------------------|--------|---------|
| Basement       | Full    |                  | 1,200  |         |
| Heating        | Yes     | A/C Yes          |        | 5,870   |
| Plumbing       | 2 F/B   | 1 H/B Add'l fix. | Wh/p   | 8,500   |
| Attic          | None    | Attic size:      | Saunas |         |
| Additions      |         |                  |        | 54,814  |
| Other Features | WB Stks | RR               |        | 26,867  |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 300,461       |
| Grade        | C+                        | Factor 1.0800 |
| CDU          | C&D Factor 1.00           | 324,498       |
| Depreciation | 35 %                      | 210,924       |
|              | Computed cost value @ 70% | 147,647       |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 792  | 35,483 |
| P Porches, Patios, Decks | DECK Wood deck           | 384  | 10,172 |
| L Living Area            | OVER Frame Overhang      | 100  | 9,159  |

|                 |        |
|-----------------|--------|
| Total additions | 54,814 |
|-----------------|--------|

## 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 |     |     |      |       |      |     |       |      |       |

|              |       |
|--------------|-------|
| Value at 70% | 2,030 |
|--------------|-------|

|               |       |
|---------------|-------|
| Value at 100% | 2,900 |
|---------------|-------|

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |
|----------------|------|------------------|-------------|
| Style          | 08   | Raised Ranch     |             |
| Exterior Walls | 04   | Vinyl Siding     |             |
| Roof Material  | 01   | Asphalt Shingles |             |
| Roof Type      | 01   | Gable            |             |
| Foundation     | 01   | Poured Concrete  |             |
| Interior Walls | 02   | Drywall          |             |
| Floors         | 01   | Hardwood         |             |
| Heating System | 01   | Hot Water        |             |
| Fuel           | 01   | Oil              |             |
| Attic          | 99   | None             |             |
| Grade          | 33   | C+               |             |
| Garage         | 23   | Attached 3 car   |             |
| Area Over Gar. | 99   | None             |             |
| Basement       | 01   | Full             |             |
| Bsmt Fin Qual  | 05   | Living Area W/ A |             |
| Air Condition  | 01   | Central Air      |             |
| Interior Cond  | 05   | Good             |             |
| Exterior Cond  | 05   | Good             |             |

|                         |
|-------------------------|
| Actual Year Built: 1963 |
|-------------------------|

