

Property at 00086 PARKVIEW DRIVE

Prop ID 3510086

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Administrative Information

Owner name: LUKASIEWICZ JAMESON K AND
Second name: EMILY J
Address: 86 PARKVIEW DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 3510086 Neigh.: Zone: R40 Vol: 603 Page: 674

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	196,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Aug-2006
Sale price: 390,000
Sale valid:

Values

Resident Excess	.23	1,210

Summary

Total assessments	291,900
Total exemptions	
Net assessment	291,900

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0692
Mkt/sale :
Assmt/sale: .7485

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	.230	7,500	1,725		1,725	1,208
Residual	10,019						

1.150 acres

Total land value

136,725

95,708

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	10	Vertical 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	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1986	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,368	336,160
Basement	Full			
Heating	Yes	A/C Yes		9,630
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				12,158
Other Features		M Stks RR	Bsmt Gar	24,791

Sub-Total			399,239
Grade	C+	Factor 1.0800	431,178
CDU		C&D Factor 1.00	431,178
Depreciation		35 %	280,266
		Computed cost value @ 70%	196,186

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	OVER Frame Overhang	34	3,114
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P Porches, Patios, Decks	DECK Wood deck	140	3,709
L Living Area	AIR Air conditioning	34	103
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Total additions 12,158

