

Property at 00124 PARKVIEW DRIVE

Prop ID 3510124

Printed 07-Feb-2024 11:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SIN VANNAK AND
 Second name: SON HUONG
 Address: 124 PARKVIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 3510124 Neigh.: Zone: R40 Vol: 686 Page: 348

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	180,750
Resident Outbldg	1.00	2,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-May-2015
 Sale price: 292,500
 Sale valid:

Values

Mkt value :
 Cost value: 397,243

Summary

Total assessments	278,070
Total exemptions	
Net assessment	278,070

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3581
 Mkt/sale :
 Assmt/sale: .9507

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

135,225

94,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	05	Electric B/B		
Fuel	03	Electric		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1966

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,620	259,680
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					67,948
Other Features	Mason Trim	WB Stks	RR		31,203

Sub-Total					367,831
Grade	C+	Factor	1.0800		397,257
CDU		C&D Factor	1.00		397,257
Depreciation			35 %		258,217
			Computed cost value @ 70%		180,752

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FEFF Frame enclosed first	240	22,887
P Porches, Patios, Decks	DECK Wood deck	384	10,172
P Porches, Patios, Decks	FEFF Frame enclosed first	28	2,670
P Porches, Patios, Decks	CPAT Concrete patio	96	818
P Porches, Patios, Decks	FOFF Frame open first flo	102	6,214

Total additions 67,948

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	16	256	30.00		C	7,680	50	3,800
Utility Shed									
Value at 70%			2,660				Value at 100%		3,800

