

Property at 00007 PINE HILL ROAD

Prop ID 3560007

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Administrative Information

Owner name: MASSIH DANIEL AND
 Second name: YOUSEF VALENTINA
 Address: 7 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560007 Neigh.: Zone: RU2A Vol: 648 Page: 141

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	2.00	70,880			Sale date:	19-Sep-2012
Resident Outbldg	1.00	980			Sale price:	400,000
Resident Dwelling	1.00	274,880			Sale valid:	
Values						
Resident Excess	.74	3,890			Mkt value :	
					Cost value:	500,900

Summary

Summary			Utilities		Sales ratios	
Total assessments	350,630		Water	Well	Cost/sale :	1.2523
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	350,630		Gas	None	Assmt/sale:	.8766

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000	.25	101,250	70,875
Primary Site		87,120					
RES	12	.740	7,500	5,550		5,550	3,885
Residual		32,234					
2.740 acres				Total land value		106,800	74,760

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	04	Loft	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	2,856
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1985	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				1,170	259,400
Basement	Full						
Heating	Yes	A/C Yes					7,440
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		9,500
Attic	None			Attic size:			
Additions							161,918
Other Features		WB Stks					9,250
Sub-Total							447,508
Grade	B+		Factor 1.3500				604,136
CDU			C&D Factor 1.00				604,136
Depreciation			35 %				392,688
Computed cost value @ 70%							274,882

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	HSUF Half-story unfin o/g	576	12,419
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	BSMT Basement addition	366	6,745
L Living Area	FRFF Frame first floor	366	41,900
L Living Area	FRUH Frame upper half	366	18,716
L Living Area	AIR Air conditioning	640	1,946
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	DECK Wood deck	450	11,921
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
P Porches, Patios, Decks	FEFF Frame enclosed first	165	15,735

Total additions 161,918

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2017	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

