

Property at 00010 PINE HILL ROAD

Prop ID 3560010

Printed 23-Jun-2025 12:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AYUB SHAHANA
 Second name:
 Address: 10 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map: 95 062
 Lot: 3560010 Neigh.: Zone: RU2A Vol: 804 Page: 52

Assessments

Assmt category	Qty	Amount
Resident Land	.74	94,500
Resident Dwelling	1.00	339,160
Resident Outbldg	1.00	19,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jun-2025
 Sale price: 650,000
 Sale valid:

Values

Mkt value :
 Cost value: 647,814

Summary

Total assessments	453,470
Total exemptions	
Net assessment	453,470

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9966
 Mkt/sale :
 Assmt/sale: .6976

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.740	135,000	135,000			135,000	94,500
Primary Site		32,234						

.740 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		
			Actual Year Built: 1940	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area 1,700	270,210
Basement	Full					
Heating	Yes	A/C	Yes			7,730
Plumbing	3 F/B	2 H/B	1 Add'l fix.	1 Wh/p	1 Saunas	22,500
Attic	None	Attic size:				
Additions						149,181
Other Features	WB Stks		RR			31,043
Sub-Total						480,664
Grade	B	Factor	1.2600			605,637
CDU		C&D Factor	1.00			605,637
Depreciation				20 %		484,510
				Computed cost value @ 70%		339,157

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	6	550
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	FRFF Frame first floor	512	58,614
L Living Area	AIR Air conditioning	512	1,556
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	330	1,003
P Porches, Patios, Decks	FEFF Frame enclosed first	91	8,678
P Porches, Patios, Decks	UTIL Utility building	132	3,770
P Porches, Patios, Decks	FEFF Frame enclosed first	132	12,588
G Garages	FR Attached frame LE 65	484	21,597

Total additions 149,181

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%		19,810		Value at 100%		28,300			

