

Property at 00015 PINE HILL ROAD

Prop ID 3560015

Printed 07-Feb-2024 11:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SUN AMANDA
Second name:
Address: 15 PINE HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 3560015 Neigh.: Zone: RU2A Vol: 750 Page: 064

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Aug-1991
Resident Land	2.00	94,500				Sale price: 255,000
Resident Dwelling	1.00	209,060				Sale valid:
					Values	
Resident Excess	.96	5,040				Mkt value :
					Cost value: 440,857	
Summary			Utilities		Sales ratios	
Total assessments		308,600	Water	Well		Cost/sale : 1.7289
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		308,600	Gas	None		Assmt/sale: 1.2102

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000		135,000	94,500
Primary Site		87,120					
RES	12	.960	7,500	7,200		7,200	5,040
Residual		41,818					
		2.960 acres	Total land value			142,200	99,540

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,050
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,441	350,420
Basement	Full				
Heating	Yes	A/C Yes			10,030
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					44,231
Other Features		WB Stks		Bsmt Gar	11,750
Sub-Total					425,431
Grade	B-	Factor 1.1700			497,754
CDU		C&D Factor 1.00			497,754
Depreciation		40 %			298,652
Computed cost value @ 70%					209,056

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	20	1,832
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P Porches, Patios, Decks	FOFF Frame open first flo	142	8,651
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P Porches, Patios, Decks	DECK Wood deck	508	13,457
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	BSMT Basement addition	32	590
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292

Total additions 44,231

