

Property at 00030 PINE HILL ROAD

Prop ID 3560030

Printed 07-Feb-2024 11:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KAYAN JAMES E & PHYLLIS C
 Second name:
 Address: 30 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560030 Neigh.: Zone: RU2A Vol: 666 Page: 19

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Mar-1979
Resident Land	.64	94,500				Sale price: 52,000
Resident Dwelling	1.00	148,380				Sale valid:
Resident Outbldg	1.00	1,330				Values
					Mkt value :	
					Cost value:	348,871
Summary			Utilities		Sales ratios	
Total assessments	244,210		Water	Well	Cost/sale :	6.7091
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	244,210		Gas	None	Assmt/sale:	4.6963

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.640	135,000	135,000			135,000	94,500
Primary Site		27,878						
		.640 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	960
Basement	Full		223,640
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,000
Other Features	WB Stks		90,712
			6,750
Sub-Total			326,102
Grade	C	Factor 1.0000	326,102
CDU		C&D Factor 1.00	326,102
Depreciation		35 %	211,966
		Computed cost value @ 70%	148,376

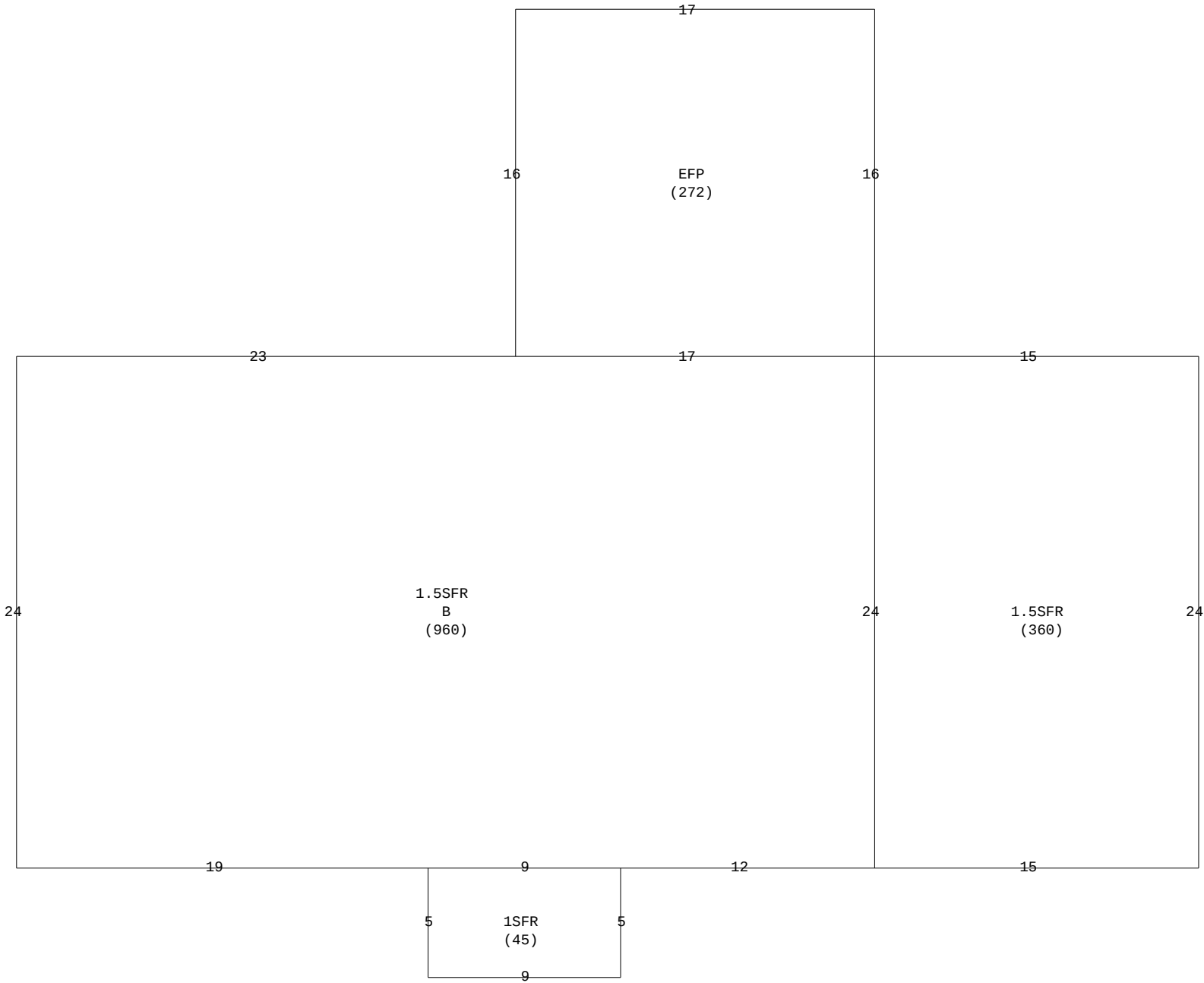
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	272	25,938
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUH Frame upper half	360	18,409

Total additions 90,712

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	9	126	30.00		C	3,780	50	1,900
Utility Shed									
Value at 70%		1,330	Value at 100%		1,900				



EFP IN AT 50% CALL BACK FOR AREA UNDER PORCH