

Property at 00033 PINE HILL ROAD

Prop ID 3560033

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Administrative Information

Owner name: ZARWANSKI JERRY & RHONDA
 Second name:
 Address: 33 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560033 Neigh.: Zone: RU2A Vol: 392 Page: 934

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Oct-2000
Resident Land	2.00	94,500				Sale price: 108,000
Resident Dwelling	1.00	367,780				Sale valid:
					Values	
Resident Excess	1.57	8,240				Mkt value :
						Cost value: 672,171
Summary			Utilities		Sales ratios	
Total assessments		470,520	Water	Well		Cost/sale : 6.2238
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		470,520	Gas	None		Assmt/sale: 4.3567

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	1.570	7,500	11,775		11,775	8,243
Residual		68,389					
		3.570 acres		Total land value		146,775	102,743

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	23	Attached 3 car	Half Baths	
Area Over Gar.	02	Fully Unfinished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,876	435,370
Basement	Full				
Heating	Yes	A/C Yes			12,430
Plumbing	3 F/B	H/B 3 Add'l fix.	1 Wh/p	Saunas	14,000
Attic	None	Attic size:			
Additions					87,422
Other Features		WB Stks			6,750
Sub-Total					555,972
Grade	B	Factor 1.2600			700,525
CDU		C&D Factor 1.00			700,525
Depreciation		25 %			525,394
Computed cost value @ 70%					367,776

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,024	45,877
L Living Area	UATT Unfinished attic	1,024	17,926
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
L Living Area	BSMT Basement addition	76	1,401
L Living Area	FRFF Frame first floor	76	8,701
L Living Area	AIR Air conditioning	76	231
L Living Area	BSMT Basement addition	52	958
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
Total additions			87,422

