

Card 01 of 01 card

Town of Avon Residential Property Card

Property at 00040 PINE HILL ROAD2

Prop ID 3560040

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Design and Layout (C) Right/Angles

Administrative Information

Owner name: FORTY PINE HILL LLC
Second name:
Address: 40 PINE HILL ROAD
City/state: AVON CTZip: 06001

Location Information

Map: 020Clerk map: 22 003
Lot: 3560040Neigh.:Zone: RU2AVol: 790Page: 728

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	94,500
Resident Dwelling	1.00	640,400
Resident Outbldg	1.00	4,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jan-2024
Sale price: 275,000
Sale valid: 7

Values

Mkt value :
Cost value: 1,060,571

Summary

Total assessments742,400
Total exemptions
Net assessment742,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.8566
Mkt/sale :
Assmt/sale: 2.6996

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	2.621	7,500	19,658		.75	4,915	3,441
Residual		114,171						
4.621 acres				Total land value			139,915	97,941

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	06	Metal	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	5
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2024	

Building Valuation Summary

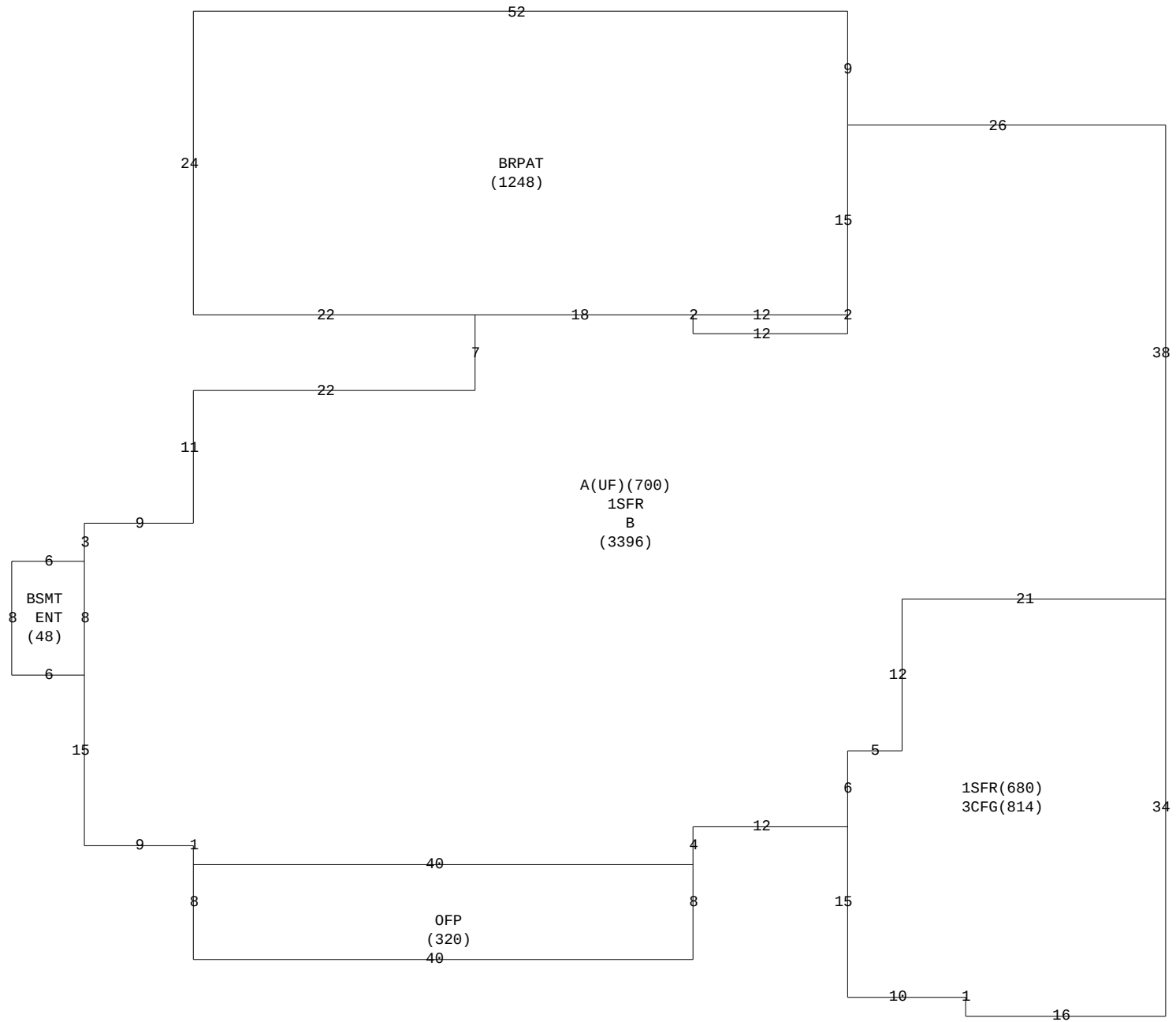
				Area	
Dwelling	Frame	1 story w/bsmt		3,396	493,390
Basement	Full				
Heating	Yes	A/C	Yes		14,020
Plumbing	5 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas25,000
Attic	None	Attic size:			
Additions					127,809
Other Features	M Stks RR				53,122
Sub-Total					713,341
Grade	B+	Factor 1.3500			963,010
CDU	C&D Factor 1.00				963,010
Depreciation	5 %				914,860
Computed cost value @ 70%					640,402

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	814	36,469
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496
P Porches, Patios, Decks	UTIL Utility building	48	1,371
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,248	28,459
Total additions			127,809

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	24	384	30.00	2024	C	11,520	50	5,800
Utility Shed									
Value at 70%			4,060	Value at 100%			5,800		



ORIGINAL PART OF 38 PINE HILL 4.621 ACS