

Property at 00057 PINE HILL ROAD

Prop ID 3560057

Printed 07-Feb-2024 11:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MORETTI LESLIE R AND
 Second name: KIMBERLY A
 Address: 57 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560057 Neigh.: Zone: RU2A Vol: 626 Page: 1176

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	94,500
Resident Outbldg	1.00	20,720
Resident Dwelling	1.00	211,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jul-2011
 Sale price: 330,000
 Sale valid:

Values

Mkt value :
 Cost value: 474,500

Summary

Total assessments	332,150	
Total exemptions		
Net assessment	332,150	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4379
 Mkt/sale :
 Assmt/sale: 1.0065

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	2.190	7,500	16,425	.50		8,213	5,749
Residual		95,396						

4.190 acres

Total land value

143,213

100,249

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		
			Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,728	354,420
Basement	Full				
Heating	Yes	A/C Yes			10,120
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					49,964
Other Features		WB Stks			6,750
Sub-Total					429,754
Grade	B-	Factor 1.1700			502,812
CDU		C&D Factor 1.00			502,812
Depreciation		40 %			301,687
Computed cost value @ 70%					211,181

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	DECK Wood deck	40	1,060
G Garages	FRL Attached frame GT 65	720	32,257
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
P Porches, Patios, Decks	DECK Wood deck	128	3,391
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799

Total additions 49,964

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%					20,720	Value at 100%			29,600

