

Property at 00065 PINE HILL ROAD

Prop ID 3560065

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Administrative Information

Owner name: LAZAREVIC ALEKSANDAR
 Second name:
 Address: 65 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560065 Neigh.: Zone: RU2A Vol: 623 Page: 1027

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	94,500
Resident Outbldg	2.00	22,400
Resident Dwelling	1.00	297,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Apr-2011
 Sale price: 492,000
 Sale valid:

Values

Mkt value :
 Cost value: 607,214

Summary

Total assessments	425,050	
Total exemptions		
Net assessment	425,050	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2342
 Mkt/sale :
 Assmt/sale: .8639

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	2.060	7,500	15,450			15,450	10,815
Residual		89,734						

4.060 acres Total land value 150,450 105,315

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	11	Victorian		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	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	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	3,356
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,212	305,700
Basement	Full				
Heating	Yes	A/C Yes			8,770
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	17,000
Attic	None		Attic size:		
Additions					147,120
Other Features		M Stks			3,000

Sub-Total					481,590
Grade	B	Factor 1.2600			606,803
CDU		C&D Factor 1.00			606,803
Depreciation		30 %			424,762
		Computed cost value @ 70%			297,333

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	690	30,913
G Garages	FSF Full-story fin o/gar	378	25,320
L Living Area	AIR Air conditioning	378	1,149
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	BSMT Basement addition	120	2,211
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	634	16,795
L Living Area	FRFF Frame first floor	418	47,853

Total additions 147,120

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2004	C	4,800	50	2,400
Utility Shed									
RP1 Pool w/ Plastic Linr	20	40	800	74.05	2004	C	59,240	50	29,600

Value at 70% 22,400

Value at 100% 32,000

Scale: 1" = 9.12 feet

