

Property at 00077 PINE HILL ROAD

Prop ID 3560077

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

Administrative Information

Owner name: OUELETTE BRYAN M & ASHLEY N
 Second name:
 Address: 77 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560077 Neigh.: Zone: RU2A Vol: 717 Page: 1133

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	94,500
Resident Dwelling	1.00	218,890
Resident Outbldg	2.00	14,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Apr-2018
 Sale price: 298,700
 Sale valid: 07

Values

Mkt value :
 Cost value: 468,100

Summary

Total assessments	327,670
Total exemptions	
Net assessment	327,670

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5671
 Mkt/sale :
 Assmt/sale: 1.0970

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						

2.000 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
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	1
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	896	243,980
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					182,719
Other Features		WB Stks			6,750
Sub-Total					445,449
Grade	C+	Factor 1.0800			481,085
CDU		C&D Factor 1.00			481,085
Depreciation		35 %			312,705
Computed cost value @ 70%					218,894

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	484	40,525
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOUF Frame open upper flo	16	610
P Porches, Patios, Decks	FOUF Frame open upper flo	24	915
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
P Porches, Patios, Decks	DECK Wood deck	30	795
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRFF Frame first floor	398	45,563
L Living Area	FRUF Frame upper full	398	33,325
L Living Area	BSMT Basement addition	398	7,334

Total additions 182,719

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%					14,280	Value at 100%			
						20,400			

