

Property at 00101 PINE HILL ROAD

Prop ID 3560101

Printed 07-Feb-2024 11:48 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: DINCECCO PAUL G TRUSTEE

Second name:

Address: 101 PINE HILL ROAD

City/state: AVON CT Zip: 06001

-Location Information-

Map: 020

Clerk map:

Lot: 3560101

Neigh.:

Zone: RU2A

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Assessments

-Exemptions-

-Last sale-

Assmt category	Qty	Amount
Resident Land	2.00	94,500
Resident Outbldg	1.00	630
Resident Dwelling	1.00	421,560

Exempt	Cat	Amount

Sale date: 31-May-1962

Sale price:

Sale valid:

—Values:

Resident Excess	.31	1,630
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Mkt value :	
Cost value:	740,457

Summary

Total assessments	518,320
Total exemptions	
Net assessment	518,320

Utilities	
Water	Well
Sewer	Septic
Gas	None

— Sales

Cost/sale :

Mkt/sale :

Assmt/sale:

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	.310	7,500	2,325		2,325	1,628
Residual		13,504					

2.310 acres	Total land value	137,325	96,128
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	18	Cottage				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles	Story Height 1.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	7	Garage cars	4
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	07	Hydro Air	Full Baths	1	Masonry trim sf	
Fuel	07	Propane Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	4	Rec Room Size	
Grade	43	B+	Whirlpools	1	Living area	3,808
Garage	24	Attached 4 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks	3		
Basement	04	Full with walk-o	W/B stacks			
Bsmt Fin Qual	01	Unfinished	W/B openings			
Air Condition	01	Central Air				
Interior Cond	06	Very Good				
Exterior Cond	06	Very Good				
			Actual Year Built: 2005			

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt				Area 2,896	427,600
Basement	Full with walk						
Heating	Yes	A/C	Yes				12,170
Plumbing	1 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas	8,000	
Attic	None	Attic size:					
Additions							100,848
Other Features	M Stks						9,000

Sub-Total			557,618
Grade	B+	Factor 1.3500	752,784
CDU		C&D Factor 1.00	752,784
Depreciation		20 %	602,227
		Computed cost value @ 70%	421,559

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	AIR Air conditioning	112	340
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	FRUF Frame upper full	800	66,984
L Living Area	AIR Air conditioning	800	2,432

Total additions	100,848
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	14	126	30.00		E	1,890	50	900
Utility Shed									
Value at 70%		630					Value at 100%		900

