

Property at 00104 PINE HILL ROAD

Prop ID 3560104

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Administrative Information

Owner name: VOTTA FLORABELLE G & JAMES C
 Second name:
 Address: 104 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560104 Neigh.: Zone: RU2A Vol: 704 Page: 884

Assessments

Assmt category	Qty	Amount
Resident Land	1.05	210,000
Resident Dwelling	1.00	291,420
Resident Outbldg	2.00	24,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Dec-1997
 Sale price: 360,000
 Sale valid:

Values

Mkt value :
 Cost value: 751,114

Summary

Total assessments	525,780
Total exemptions	
Net assessment	525,780

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0864
 Mkt/sale :
 Assmt/sale: 1.4605

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	1.050	300,000	300,000			300,000	210,000
Waterfront		45,738						

1.050 acres

Total land value

300,000

210,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	07	Hydro Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	37	B-		
Garage	33	Detached 3 car		
Area Over Gar.	99	None		
Basement	02	Partial < half		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1954

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	680	135,980
Basement	Partial < half		-2,770
Heating	Yes A/C Yes		3,940
Plumbing	3 F/B H/B 2 Add'l fix. Wh/p	Saunas	11,000
Attic	None Attic size:		
Additions			383,745
Other Features	WB Stks RR		15,521
Sub-Total			547,416
Grade	B-	Factor 1.1700	640,477
CDU		C&D Factor 1.00	640,477
Depreciation		35 %	416,310
		Computed cost value @ 70%	291,417

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	640	73,268
L Living Area	FRUF Frame upper full	640	53,587
L Living Area	AIR Air conditioning	640	1,946
L Living Area	AIR Air conditioning	640	1,946
P Porches, Patios, Decks	DECK Wood deck	588	15,576
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUF Frame upper full	360	30,143
L Living Area	AIR Air conditioning	720	2,189
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRUF Frame upper full	440	36,841
L Living Area	AIR Air conditioning	440	1,338
L Living Area	AIR Air conditioning	440	1,338
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	FOFF Frame open first flo	360	21,933
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748

Total additions 383,745

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	36	864	55.95		B	60,909	50	30,500
Block Detach Garage									
RS1 Frame	12	24	288	30.00	2011	C	8,640	50	4,300
Utility Shed									
Value at 70%		24,360	Value at 100%				34,800		

