

Property at 00109 PINE HILL ROAD

Prop ID 3560109

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

Administrative Information

Owner name: HANSEN ALEX J &
 Second name: COBB VICTORIA R
 Address: 109 PINE HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 3560109 Neigh.: Zone: RU2A Vol: 774 Page: 903

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-May-2022
Resident Land	2.00	94,500				Sale price: 560,000
Resident Dwelling	1.00	276,440				Sale valid:
					Values	
Resident Excess	.01	50				Mkt value :
						Cost value: 529,986
Summary			Utilities		Sales ratios	
Total assessments		370,990	Water	Well		Cost/sale : .9464
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		370,990	Gas	None		Assmt/sale: .6625

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	.010	7,500	75			75	53
Residual		436						
2.010 acres				Total land value			135,075	94,553

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,256	314,290
Basement	Full						
Heating	Yes	A/C Yes					9,010
Plumbing	5 F/B	H/B 2 Add'l fix.	1 Wh/p	Saunas			23,500
Attic	None	Attic size:					
Additions							62,310
Other Features		M Stks RR		Bsmt Gar			12,812
Sub-Total							421,922
Grade	B-	Factor 1.1700					493,649
CDU		C&D Factor 1.00					493,649
Depreciation		20 %					394,919
Computed cost value @ 70%							276,443

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	AIR Air conditioning	252	766
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	110	2,914
P Porches, Patios, Decks	DECK Wood deck	180	4,768
L Living Area	OVER Frame Overhang	108	9,891
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	124	377
P Porches, Patios, Decks	DECK Wood deck	234	6,199
Total additions			62,310

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	5
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	2
Garage	12	Basement 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	
Interior Cond	06	Very Good	W/B openings	
Exterior Cond	06	Very Good	Actual Year Built: 1983	

