

Property at 00016 PINE TRAIL

Prop ID 3570016

Printed 07-Feb-2024 11:51 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COMEFORO KRISTIN
 Second name:
 Address: 16 PINE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3570016 Neigh.: SL Zone: R15 Vol: 713 Page: 999

Assessments

Assmt category	Qty	Amount
Resident Land	.13	70,000
Resident Dwelling	1.00	97,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Sep-2017
 Sale price: 212,500
 Sale valid:

Values

Mkt value :
 Cost value: 239,457

Summary

Total assessments	167,620
Total exemptions	
Net assessment	167,620

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1269
 Mkt/sale :
 Assmt/sale: .7888

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.130	100,000	100,000			100,000	70,000
Primary Site		5,663						

.130 acres	Total land value	100,000	70,000
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Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	576	158,250
Basement	Full		
Heating	Yes A/C Yes		4,590
Plumbing	2 F/B H/B 1 Add'l fix. Wh/p		5,500
Attic	None Attic size:		
Additions			42,705
Other Features	Bsmt Gar		3,500

Sub-Total		214,545
Grade C	Factor 1.0000	214,545
CDU	C&D Factor 1.00	214,545
Depreciation	35 %	139,454
	Computed cost value @ 70%	97,618

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	164	18,775
L Living Area	BSMT Basement addition	164	3,022
P Porches, Patios, Decks	FEFF Frame enclosed first	112	10,681
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	FOFF Frame open first flo	15	914
P Porches, Patios, Decks	DECK Wood deck	247	6,543
L Living Area	AIR Air conditioning	164	499
L Living Area	AIR Air conditioning	24	73

Total additions	42,705
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	03	Field Stone	Total Rooms 6 Garage cars 1
Interior Walls	01	Plaster	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 1 Rec Room Size
Grade	30	C	Whirlpools Living area 1,052
Garage	11	Basement 1 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1932

