

Property at 00018 PINE TRAIL

Prop ID 3570018

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

Administrative Information

Owner name: CASE RODNEY K
Second name:
Address: 18 PINE TRAIL
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 3570018 Neigh.: SL Zone: R15 Vol: 258 Page: 359

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	80,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Mar-1992
Sale price: 71,100
Sale valid:

Values

Mkt value :
Cost value: 215,343

Summary

Total assessments	150,740
Total exemptions	
Net assessment	150,740

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.0287
Mkt/sale :
Assmt/sale: 2.1201

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						

.340 acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	3
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	1
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	02	Natural Gas	Full Baths	1
Attic	99	None	Half Baths	
Grade	27	C-	Addtn'l fixtures	
Garage	11	Basement 1 car	Whirlpools	210
Area Over Gar.	01	Fully Finished	Saunas	893
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1941	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	672	134,930
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					43,070
Other Features	WB Stks	RR	Bsmt Gar		14,874
Sub-Total					192,874
Grade	C-	Factor .9200			177,444
CDU		C&D Factor 1.00			177,444
Depreciation		35 %			115,339
Computed cost value @ 70%					80,737

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	334	7,617
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FRFF Frame first floor	9	1,030
P Porches, Patios, Decks	CPAT Concrete patio	110	938
P Porches, Patios, Decks	UTIL Utility building	30	857
L Living Area	FRFF Frame first floor	100	11,448
P Porches, Patios, Decks	FEFF Frame enclosed first	66	6,294

Total additions 43,070

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Prop ID 3570018 Card 01

Scale: 1" = 6.94 feet

The site plan shows a property with several setbacks and building footprints. The setbacks are labeled as follows:

- Top setbacks: 10, 3, 11
- Left setbacks: 10, 11, 11, 6, 11, 6, 25
- Right setbacks: 10, 8, 3, 17, 10, 8
- Bottom setbacks: 14, 16, 14, 8, 8

The building footprints are labeled as follows:

- Top left: 1SFR (100)
- Top middle: SHED (30)
- Top right: CPAT (110)
- Center: 1SFR B (672)
- Bottom center: 1SFR B (112)
- Bottom right: 1SFR (9)
- Left side: STNPT (334)
- Left side: EFP (66)

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- Bottom left: STNPT (334)
- Small building on the right: 1SFR (9)
- Small building in the center: EFP (66)

[illegible]

The diagram is a site plan for a property at 00018 PINE TRAIL. It shows several distinct areas and structures:

- Top Section:** Contains three smaller lots labeled "1SFR (100)", "SHED (30)", and "CPAT (110)".
- Middle-Left Section:** Features a large lot labeled "STNPT (334)" and a smaller adjacent lot labeled "EFP (66)".
- Center Section:** A large rectangular area labeled "1SFR B (672)".
- Bottom-Right Section:** Includes a lot labeled "1SFR B (112)".
- Far Right Section:** A small lot labeled "1SFR (9)".

Dimensions are indicated along the boundaries of most lots. A scale bar at the top right specifies that 1 inch on the drawing represents 6.94 feet.

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