

Property at 00032 PINE TREE LANE

Prop ID 3580032

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Administrative Information

Owner name: ROZVADOWSKAYA ZHANNA H
 Second name:
 Address: 32 PINE TREE LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map:
 Lot: 3580032 Neigh.: Zone: R40 Vol: 608 Page: 510

Assessments			Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date:	30-Dec-2004
Resident Land	2.00	70,880				Sale price:	250,000
Resident Outbldg	1.00	2,030				Sale valid:	
Resident Dwelling	1.00	88,360				Values	
						Mkt value :	
Resident Excess	.24	1,260				Cost value:	232,186
Summary			Utilities		Sales ratios		
Total assessments		162,530	Water	Well		Cost/sale :	.9287
Total exemptions			Sewer	Septic		Mkt/sale :	
Net assessment		162,530	Gas	None		Assmt/sale:	.6501

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000		.25	101,250	70,875
Primary Site		87,120						
RES	12	.240	7,500	1,800			1,800	1,260
Residual		10,454						
2.240 acres				Total land value			103,050	72,135

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	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,142	196,780
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					6,861
Other Features		WB Stks			6,750
Sub-Total					210,391
Grade	C	Factor 1.0000			210,391
CDU		C&D Factor 1.00			210,391
Depreciation		40 %			126,235
Computed cost value @ 70%					88,365

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	190	5,033
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
Total additions			6,861

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2019	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

