

Property at 00040 PINE TREE LANE

Prop ID 3580040

Printed 12-Nov-2025 8:35 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACKEY JOHN
Second name:
Address: 40 PINE TREE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 3580040 Neigh.: Zone: R40 Vol: 537 Page: 073

Assessments

Assmt category	Qty	Amount
Resident Land	1.00	94,500
Resident Dwelling	1.00	149,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Feb-2006
Sale price: 292,500
Sale valid: Y

Values

Mkt value :
Cost value: 348,514

Summary

Total assessments	243,960
Total exemptions	
Net assessment	243,960

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1915
Mkt/sale :
Assmt/sale: .8341

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.000	135,000	135,000			135,000	94,500
Primary Site		43,560						

1.000 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	1,818
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1959	

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area 1,380	232,940
Basement	None			-5,140
Heating	Yes	A/C Yes		6,540
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				82,402
Other Features		WB Stks		6,750

Sub-Total				328,492
Grade	C	Factor 1.0000		328,492
CDU		C&D Factor 1.00		328,492
Depreciation		35 %		213,520
		Computed cost value @ 70%		149,464

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	288	2,455
G Garages	MA Attached masonry LE	660	29,109
L Living Area	MAFF Masonry first floor	96	11,393
L Living Area	AIR Air conditioning	96	292
L Living Area	FRFF Frame first floor	342	39,153

Total additions 82,402

