

Property at 00048 PINE TREE LANE

Prop ID 3580048

Printed 07-Feb-2024 11:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TRICK MICHAEL F &
Second name: PATRICIA A
Address: 48 PINE TREE LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 3580048 Neigh.: Zone: R40 Vol: 248 Page: 598

Assessments

Assmt category	Qty	Amount
Resident Land	1.30	70,880
Resident Dwelling	1.00	116,920
Resident Outbldg	1.00	8,610

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 28-Jun-1991
Sale price: 157,000
Sale valid:

Values

Mkt value :
Cost value: 280,586

Summary

Total assessments	196,410
Total exemptions	
Net assessment	196,410

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7872
Mkt/sale :
Assmt/sale: 1.2510

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.300	135,000	135,000		.25	101,250	70,875
Primary Site		56,628						

1.300 acres

Total land value

101,250

70,875

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,352	224,420
Basement	Full				
Heating	Yes	A/C Yes			6,430
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					1,151
Other Features	WB Stks	RR			19,963

Sub-Total			256,964
Grade	C	Factor 1.0000	256,964
CDU		C&D Factor 1.00	256,964
Depreciation		35 %	167,027
		Computed cost value @ 70%	116,919

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	135	1,151

Total additions 1,151

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		C	24,618	50	12,300
Block Detach Garage									

Value at 70% 8,610

Value at 100% 12,300

