

Property at 00011 PIONEER DRIVE

Prop ID 3600011

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Administrative Information

Owner name: KAMMERER BERYL A AND
Second name: ATWATER JOHN
Address: 11 PIONEER DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 3600011 Neigh.: Zone: R30 Vol: 483 Page: 158

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.69	105,000			Sale date: 14-Oct-2003	
Resident Dwelling	1.00	307,630			Sale price: 515,000	
Resident Outbldg	1.00	840			Sale valid: Y	
					Values	
Resident Excess	.09	470			Mkt value :	
					Cost value:	591,343

Summary

		Utilities		Sales ratios	
Total assessments	413,940	Water	Well	Cost/sale :	1.1482
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	413,940	Gas	None	Assmt/sale:	.8038

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		150,000	105,000
Primary Site		30,056					
RES	12	.090	7,500	675		675	473
Residual		3,920					

.780 acres Total land value 150,675 105,473

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	10	English Tudor		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,488
Basement	Full		359,600
Heating	Yes	A/C Yes	10,290
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			17,500
Other Features	Mason Trim WB Stks		89,774
			23,663
Sub-Total			500,827
Grade	B+	Factor 1.3500	676,116
CDU		C&D Factor 1.00	676,116
Depreciation		35 %	439,475
Computed cost value @ 70%			307,633

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRUF Frame upper full	414	34,664
L Living Area	BSMT Basement addition	80	1,474
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	FRUF Frame upper full	48	4,019
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	AIR Air conditioning	542	1,648

Total additions 89,774

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840	Value at 100%			1,200		

