

Property at 00016 PIONEER DRIVE

Prop ID 3600016

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## Administrative Information

Owner name: SHAPIRO ROBERT B AND  
Second name: PARIS LISSA J TTEES  
Address: 16 PIONEER DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 013 Clerk map:  
Lot: 3600016 Neigh.: Zone: R30 Vol: 797 Page: 636

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 105,000 |
| Resident Dwelling | 1.00 | 351,610 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 01-Dec-2015  
Sale price: 510,000  
Sale valid:

## Values

| Resident Excess | .06 | 320     |
|-----------------|-----|---------|
| Mkt value :     |     |         |
| Cost value:     |     | 652,757 |

## Summary

| Total assessments | 456,930 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 456,930 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.2799  
Mkt/sale :  
Assmt/sale: .8959

## 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  | .060       | 7,500   | 450     |      |      | 450     | 315       |
| Residual     |     | 2,614      |         |         |      |      |         |           |

.750 acres

Total land value

150,450

105,315

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 02   | Cape             |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.5        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 01   | Oil              | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         | 44    |
| Grade          | 40   | B                | Full Baths              | 3     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 2     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addn'l fixtures         | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Living area             | 3,808 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 1984 |       |

## Building Valuation Summary

|                |         |                    | Area  |         |
|----------------|---------|--------------------|-------|---------|
| Dwelling       | Frame   | 1 1/2 story w/bsmt | 2,528 | 490,660 |
| Basement       | Full    |                    |       |         |
| Heating        | Yes     | A/C Yes            |       | 13,970  |
| Plumbing       | 3 F/B   | 2 H/B 3 Add'l fix. | Wh/p  | 18,500  |
| Attic          | None    | Attic size:        |       |         |
| Additions      |         |                    |       | 74,174  |
| Other Features | WB Stks |                    |       | 16,000  |

|              |                           |               |
|--------------|---------------------------|---------------|
| Sub-Total    |                           | 613,304       |
| Grade        | B                         | Factor 1.2600 |
| CDU          | C&D Factor 1.00           | 772,763       |
| Depreciation | 35 %                      | 772,763       |
|              | Computed cost value @ 70% | 502,296       |
|              |                           | 351,607       |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 408  | 24,858 |
| P Porches, Patios, Decks | DECK Wood deck            | 192  | 5,086  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 80   | 4,874  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |
| G Garages                | FRL Attached frame GT 65  | 792  | 35,483 |
| L Living Area            | BSMT Basement addition    | 25   | 461    |

Total additions 74,174

