

Property at 00023 PIONEER DRIVE

Prop ID 3600023

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Administrative Information

Owner name: RYAN MATTHEW V AND
 Second name: POWELL RYAN PAULA M
 Address: 23 PIONEER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3600023 Neigh.: Zone: R30 Vol: 778 Page: 777

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Aug-2022
Resident Land	.69	105,000			Sale price: 715,000
Resident Dwelling	1.00	342,570			Sale valid:
Resident Outbldg	1.00	22,330			Values
Resident Excess	.14	740			Mkt value :
					Cost value: 672,343
Summary		Utilities		Sales ratios	
Total assessments	470,640	Water	Well	Cost/sale :	.9403
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	470,640	Gas	None	Assmt/sale:	.6582

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	.140	7,500	1,050		1,050	735
Residual	6,098						
		.830 acres		Total land value		151,050	105,735

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	448
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	450
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,394
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1982	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	928
Basement	Full		250,230
Heating	Yes	A/C Yes	7,200
Plumbing	2 F/B	2 H/B	3 Add'l fix.
Attic	Unfinished	1 Wh/p	Saunas
Additions		Attic size: 928	13,151
Other Features	Mason Trim WB Stks	RR	200,297
Sub-Total			32,366
Grade	A-	Factor 1.4500	519,244
CDU		C&D Factor 1.00	752,904
Depreciation		35 %	752,904
		Computed cost value @ 70%	489,388
			342,572

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	405	10,728
L Living Area	FRFF Frame first floor	370	42,358
L Living Area	AIR Air conditioning	370	1,125
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	FRUF Frame upper full	560	46,889
L Living Area	AIR Air conditioning	1,120	3,405
G Garages	FR Attached frame LE 65	548	24,094
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046

Total additions 200,297

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	17	34	578	110.5		C	63,898	50	31,900
Value at 70%	22,330		Value at 100%		31,900				

