

Property at 00024 PIONEER DRIVE

Prop ID 3600024

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Administrative Information

Owner name: BENSICS FRANK
 Second name:
 Address: 24 PIONEER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3600024 Neigh.: Zone: R30 Vol: 724 Page: 740

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jul-1997
Resident Land	.69	105,000				Sale price: 261,000
Resident Dwelling	1.00	282,310				Sale valid:
					Values	
Resident Excess	.06	320			Mkt value :	
					Cost value:	553,757
Summary			Utilities		Sales ratios	
Total assessments		387,630	Water	Well	Cost/sale :	2.1217
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		387,630	Gas	None	Assmt/sale:	1.4852

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						
							Values	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	
							Total land value	
							150,450	
							105,315	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,934
			Saunas	
			# Living Units	
			M/F stacks	2
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1983	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	936	251,790	
Basement	Full				
Heating	Yes	A/C Yes		7,250	
Plumbing	2 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		13,000
Additions					168,063
Other Features		WB Stks	M Stks		19,500
Sub-Total					459,603
Grade	B+	Factor 1.3500			620,464
CDU		C&D Factor 1.00			620,464
Depreciation		35 %			403,302
Computed cost value @ 70%					282,311

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	660	75,557
L Living Area	FRUH Frame upper half	660	33,750
L Living Area	OVER Frame Overhang	72	6,594
P Porches, Patios, Decks	FEFF Frame enclosed first	247	23,554
P Porches, Patios, Decks	DECK Wood deck	78	2,066
L Living Area	AIR Air conditioning	660	2,006
L Living Area	AIR Air conditioning	330	1,003
L Living Area	AIR Air conditioning	72	219
Total additions			168,063

