

Property at 00029 PIONEER DRIVE

Prop ID 3600029

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Administrative Information

Owner name: SADOWSKI CHRISTINA IRENE &
 Second name: DAVID JOHN
 Address: 29 PIONEER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 3600029 Neigh.: Zone: R30 Vol: 754 Page: 762

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Feb-2021
Resident Land	.69	105,000				Sale price: 640,000
Resident Dwelling	1.00	453,480				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	.34	1,790				Mkt value :
						Cost value: 803,286
Summary			Utilities		Sales ratios	
Total assessments		562,300	Water	Connecticut	Cost/sale :	1.2551
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		562,300	Gas	CNG	Assmt/sale:	.8786

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	.340	7,500	2,550			2,550	1,785
Residual		14,810						
		1.030 acres		Total land value			152,550	106,785

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	02	Cape			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 1.5		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f 56
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	5	Rec Room Size 1,800
Grade	40	B	Whirlpools	1	Living area 5,209
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	99	None	M/F stacks		
Basement	01	Full	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1983		

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,376	464,770
Basement	Full				
Heating	Yes	A/C Yes			13,240
Plumbing	3 F/B	2 H/B	5 Add'l fix.	1 Wh/p	Saunas 22,000
Attic	None		Attic size:		
Additions					232,376
Other Features		WB Stks	RR		58,610
Sub-Total					790,996
Grade	B	Factor 1.2600			996,655
CDU		C&D Factor 1.00			996,655
Depreciation		35 %			647,826
		Computed cost value @ 70%			453,478

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
L Living Area	BSMT Basement addition	81	1,493
L Living Area	FRFF Frame first floor	81	9,273
L Living Area	AIR Air conditioning	81	246
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
P Porches, Patios, Decks	DECK Wood deck	196	5,192
P Porches, Patios, Decks	DECK Wood deck	110	2,914
L Living Area	BSMT Basement addition	790	14,558
L Living Area	FRFF Frame first floor	790	90,440
L Living Area	AIR Air conditioning	790	2,402
L Living Area	FRUH Frame upper half	464	23,727
L Living Area	AIR Air conditioning	464	1,411
P Porches, Patios, Decks	FEFF Frame enclosed first	324	30,897
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	AIR Air conditioning	72	219
Total additions			232,376

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2026	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

