

Property at 00053 PIONEER DRIVE

LT10

Prop ID 3600053

Printed 07-Feb-2024 11:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FILECCIA JULIAN AND
 Second name: GIACOMINI FILECCIA JENNIFER
 Address: 53 PIONEER DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 10 004
 Lot: 3600053 Neigh.: Zone: R40 Vol: 732 Page: 715

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	548,440

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Sep-2019
 Sale price: 200,000
 Sale valid:

Values

Mkt value :
 Cost value: 939,114

Summary

Total assessments	657,380	
Total exemptions		
Net assessment	657,380	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 4.6956
 Mkt/sale :
 Assmt/sale: 3.2869

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.750	7,500	5,625			5,625	3,938
Residual		32,670						

1.670 acres

Total land value

155,625

108,938

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,530	367,800
Basement	Full with walk					
Heating	Yes	A/C Yes				10,520
Plumbing	4 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas	21,000
Attic	None			Attic size:		
Additions						136,378
Other Features		M Stks RR				33,073

Sub-Total						568,771
Grade	A-	Factor 1.4500				824,718
CDU		C&D Factor 1.00				824,718
Depreciation		5 %				783,482
		Computed cost value @ 70%				548,437

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		903	40,456
G Garages	FSF Full-story fin o/gar		800	53,587
L Living Area	AIR Air conditioning		800	2,432
P Porches, Patios, Decks	FOFF Frame open first flo		60	3,656
L Living Area	BSMT Basement addition		170	3,133
L Living Area	FRFF Frame first floor		170	19,462
L Living Area	AIR Air conditioning		170	517
P Porches, Patios, Decks	BPAT Brick/flagstone pati		576	13,135

Total additions 136,378

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Living area	3,930
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2019	

Scale: 1" = 9.65 feet

