

Property at 00012 ROARING BROOK ROAD

Prop ID 3760012

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Administrative Information

Owner name: HUNT STEPHEN AND LAURA
 Second name:
 Address: 12 ROARING BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 04 041
 Lot: 3760012 Neigh.: Zone: R30 Vol: 405 Page: 486

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-Jun-2001
Resident Land	.40	94,500	AAA Veteran	1,000	Sale price: 164,500
Resident Dwelling	1.00	150,340	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,470	DAC Veteran	10,000	

Values

Mkt value :
 Cost value: 351,871

Summary

Utilities

Sales ratios

Total assessments	246,310	Water	Well	Cost/sale : 2.1390
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :
Net assessment	234,810	Gas	None	Assmt/sale: 1.4973

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.400	135,000	135,000		135,000	94,500
Primary Site		17,424					

.400 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,200	204,410
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					103,851
Other Features	WB Stks	RR			17,166
Sub-Total					330,427
Grade	C	Factor 1.0000			330,427
CDU		C&D Factor 1.00			330,427
Depreciation		35 %			214,778
Computed cost value @ 70%					150,345

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	270	30,910
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
G Garages	FR Attached frame LE 65	228	11,609
P Porches, Patios, Decks	UTIL Utility building	306	8,740
L Living Area	FRFF Frame first floor	330	37,779
P Porches, Patios, Decks	DECK Wood deck	504	13,351

Total additions 103,851

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2006	C	4,200	50	2,100
Utility Shed									
Value at 70%					1,470	Value at 100%			
						2,100			

Scale: 1" = 8.60 feet