

Property at 00030 ROARING BROOK ROAD

Prop ID 3760030

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Administrative Information

Owner name: PUCHOL SEBASTIAN AND
 Second name: MARY E
 Address: 30 ROARING BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 04 041
 Lot: 3760030 Neigh.: Zone: R30 Vol: 129 Page: 0672

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	179,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-1982
 Sale price: 85,000
 Sale valid:

Values

Mkt value :
 Cost value: 392,357

Summary

Total assessments	274,650	
Total exemptions		
Net assessment	274,650	

Utilities

	Water	Well
	Sewer	Public sewer
	Gas	None

Sales ratios

Cost/sale : 4.6160
 Mkt/sale :
 Assmt/sale: 3.2312

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.060	7,500	450			450	315
Residual		2,614						

.980 acres Total land value 135,450 94,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	3
Heating System	05	Electric B/B	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	454
Air Condition	01	Central Air	Whirlpools	1,810
Interior Cond	05	Good	Rec Room Size	
Exterior Cond	05	Good	Living area	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1953	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,104	248,160
Basement	Full with walk				
Heating	Yes	A/C Yes			7,130
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					77,170
Other Features	WB Stks	RR			23,498
Sub-Total					365,958
Grade	C+	Factor 1.0800			395,235
CDU		C&D Factor 1.00			395,235
Depreciation		35 %			256,903
Computed cost value @ 70%					179,832

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	384	10,172
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	BSMT Basement addition	154	2,838
G Garages	FRL Attached frame GT 65	960	43,010
P Porches, Patios, Decks	FEFF Frame enclosed first	32	3,052
L Living Area	AIR Air conditioning	154	468

Total additions 77,170

