

Property at 00031 ROARING BROOK ROAD

Prop ID 3760031

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Administrative Information

Owner name: SHIPLEY TROY M & BRANDI L
 Second name:
 Address: 31 ROARING BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 04 041
 Lot: 3760031 Neigh.: Zone: R30 Vol: 606 Page: 830

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	147,220
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-May-2010
 Sale price: 273,000
 Sale valid:

Values

Mkt value :
 Cost value: 347,586

Summary

Total assessments	243,310
Total exemptions	
Net assessment	243,310

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2732
 Mkt/sale :
 Assmt/sale: .8912

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	.170	7,500	1,275			1,275	893
Residual		7,405						

1.090 acres

Total land value

136,275

95,393

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	5
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,589	255,600
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					22,246
Other Features	WB Stks		Bsmt Gar		11,750
Sub-Total					299,596
Grade	C+	Factor 1.0800			323,564
CDU		C&D Factor 1.00			323,564
Depreciation		35 %			210,317
Computed cost value @ 70%					147,222

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	183	17,451
P Porches, Patios, Decks	DECK Wood deck	112	2,967
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828

Total additions 22,246

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00	2015	C	1,920	50	1,000
Utility Shed									
Value at 70%					700	Value at 100%			
						1,000			

