

Property at 00015 RUSSELL ROAD

Prop ID 3790015

Printed 07-Feb-2024 12:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JACOBS KEVIN J AND
 Second name: LISA M
 Address: 15 RUSSELL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 3790015 Neigh.: Zone: R40 Vol: 342 Page: 796

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jan-1998
Resident Land	.92	94,500				Sale price: 161,950
Resident Dwelling	1.00	111,620				Sale valid:
Resident Outbldg	1.00	3,360				Values
						Mkt value :
Resident Excess	.12	630				Cost value: 300,157
Summary			Utilities		Sales ratios	
Total assessments		210,110	Water	Well	Cost/sale :	1.8534
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		210,110	Gas	None	Assmt/sale:	1.2974

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	.120	7,500	900			900	630
Residual		5,227						
1.040 acres				Total land value			135,900	95,130

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	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
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	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				832	201,840
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							33,228
Other Features		WB Stks					6,750
Sub-Total							245,318
Grade	C	Factor 1.0000					245,318
CDU		C&D Factor 1.00					245,318
Depreciation		35 %					159,457
Computed cost value @ 70%							111,620

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	99	11,334
L Living Area	BSMT Basement addition	99	1,824
P Porches, Patios, Decks	FEFF Frame enclosed first	45	4,291
G Garages	FR Attached frame LE 65	286	13,872
P Porches, Patios, Decks	DECK Wood deck	72	1,907

Total additions 33,228

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	20	320	30.00	2010	C	9,600	50	4,800
Utility Shed									
Value at 70%			3,360	Value at 100%			4,800		

