

Property at 00073 SCOVILLE ROAD

Prop ID 3880073

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Administrative Information

Owner name: FAZZINO ALBERT
 Second name:
 Address: 73 SCOVILLE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3880073 Neigh.: Zone: R40 Vol: 593 Page: 097

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Sep-1993
Resident Land	.92	94,500				Sale price: 250,000
Resident Dwelling	1.00	189,200				Sale valid:
Resident Outbldg	2.00	6,930				Values
Resident Excess	1.11	5,830				Mkt value :
						Cost value: 423,514
Summary			Utilities		Sales ratios	
Total assessments		296,460	Water	Well	Cost/sale :	1.6941
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		296,460	Gas	None	Assmt/sale:	1.1858

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	1.110	7,500	8,325			8,325	5,828
Residual		48,352						
2.030 acres		Total land value		143,325	100,328			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	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: 1966	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				912	247,110
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas			6,000
Attic	None	Attic size:					
Additions							85,632
Other Features		WB Stks	RR				16,659
Sub-Total							355,401
Grade	B-	Factor 1.1700					415,819
CDU		C&D Factor 1.00					415,819
Depreciation		35 %					270,282
		Computed cost value @ 70%					189,197

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	180	3,151
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
P Porches, Patios, Decks	DECK Wood deck	364	9,642
P Porches, Patios, Decks	FOFF Frame open first flo	228	13,891
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831
Total additions			85,632

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	28	16	448	37.75		C	16,912	50	8,500
RS1 Frame Utility Shed	12	8	96	30.00		C	2,880	50	1,400
Value at 70%	6,930		Value at 100%		9,900				

