

Property at 00047 SEPOUS ROAD

Prop ID 3920047

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Administrative Information

Owner name: MATHIEU SHERI
 Second name:
 Address: 47 SEPOUS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 046 Clerk map:
 Lot: 3920047 Neigh.: Zone: Vol: 507 Page: 1168

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Sep-2004
Resident Land	.34	70,000				Sale price: 120,000
Resident Dwelling	1.00	391,740				Sale valid:
					Values	
Resident Excess	.16	840				Mkt value :
					Cost value: 660,829	
Summary			Utilities		Sales ratios	
Total assessments		462,580	Water	Well		Cost/sale : 5.5069
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		462,580	Gas	None		Assmt/sale: 3.8548

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.160	7,500	1,200			1,200	840
Residual		6,970						
							.500 acres Total land value 101,200 70,840	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	04	Radiant	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,050
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,126
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2005	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area 1,704	350,340
Basement	Full with walk					
Heating	Yes	A/C Yes				10,010
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:				
Additions						74,030
Other Features	WB Stks		RR			35,564
Sub-Total						482,444
Grade	A-	Factor 1.4500				699,544
CDU		C&D Factor 1.00				699,544
Depreciation		20 %				559,635
					Computed cost value @ 70%	391,745

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	264	17,684
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	831	22,013
P Porches, Patios, Decks	DECK Wood deck	162	4,291
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Total additions			74,030

