

Property at 00165 SIMSBURY ROAD

Prop ID 3970165

Printed 07-Feb-2024 2:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LADOUCEUR BRIAN J &
 Second name: KERRY B
 Address: 165 SIMSBURY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
 Lot: 3970165 Neigh.: Zone: R40 Vol: 383 Page: 347

Assessments

Assmt category	Qty	Amount
Resident Land	.38	87,500
Resident Outbldg	2.00	9,730
Resident Dwelling	1.00	133,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Mar-2000
 Sale price: 162,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 329,543

Summary

Total assessments	230,680
Total exemptions	
Net assessment	230,680

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.0342
 Mkt/sale :
 Assmt/sale: 1.4240

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.380	125,000	125,000			125,000	87,500
Primary Site		16,553						

.380 acres	Total land value	125,000	87,500
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Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	182,770
Basement	Full		720	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				77,057
Other Features	WB Stks			6,750

Sub-Total		271,577
Grade C+	Factor 1.0800	293,303
CDU	C&D Factor 1.00	293,303
Depreciation	35 %	190,647
	Computed cost value @ 70%	133,453

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	DECK Wood deck	416	11,020
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	FRUH Frame upper half	160	8,182
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	FATT Full finished attic	112	4,045

Total additions	77,057
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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 8
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 2
Garage	99	None	Masonry trim sf
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures
Air Condition	99	None	Whirlpools
Interior Cond	05	Good	Living area 1,816
Exterior Cond	05	Good	# Living Units 1

Actual Year Built: 1941

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95		C	22,380	50	11,200
Block Detach Garage									
RS1 Frame	9	20	180	30.00		C	5,400	50	2,700
Utility Shed									

Value at 70% 9,730

Value at 100% 13,900

