

Property at 00012 SLEEPY HOLLOW ROAD

Prop ID 3980012

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Administrative Information

Owner name: ANDREWS JUSTIN E AND
 Second name: MELISSA A
 Address: 12 SLEEPY HOLLOW ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 3980012 Neigh.: Zone: R40 Vol: 697 Page: 287

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-May-2016
Resident Land	.69	105,000				Sale price: 297,500
Resident Dwelling	1.00	200,830				Sale valid:
Resident Outbldg	1.00	2,030				Values
					Mkt value :	
					Cost value:	439,800
Summary			Utilities		Sales ratios	
Total assessments	307,860		Water	Connecticut	Cost/sale :	1.4783
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	307,860		Gas	None	Assmt/sale:	1.0348

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
		.690 acres		Total land value			150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
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	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,110	285,780
Basement	Full				
Heating	Yes	A/C Yes			8,210
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:		
Additions					53,869
Other Features		WB Stks	RR		20,899
Sub-Total					377,258
Grade	B-	Factor 1.1700			441,392
CDU		C&D Factor 1.00			441,392
Depreciation		35 %			286,905
Computed cost value @ 70%					200,834

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	54	6,182
L Living Area	BSMT Basement addition	54	995
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	AIR Air conditioning	54	164
L Living Area	AIR Air conditioning	24	73
Total additions			53,869

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2020	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

