

Property at 00025 SMITH ROAD

Prop ID 3990025

Printed 07-Feb-2024 2:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACDONALD MARK E
 Second name:
 Address: 25 SMITH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3990025 Neigh.: Zone: R30 Vol: 307 Page: 635

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jul-1972
Resident Land	.69	87,500				Sale price: 30,000
Resident Outbldg	1.00	1,190				Sale valid:
Resident Dwelling	1.00	133,370				Values
						Mkt value :
Resident Excess	1.41	7,400				Cost value: 327,800
Summary			Utilities		Sales ratios	
Total assessments		229,460	Water	Connecticut	Cost/sale :	10.9267
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		229,460	Gas	None	Assmt/sale:	7.6487

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	1.410	7,500	10,575			10,575	7,403
Residual		61,420						
2.100 acres				Total land value			135,575	94,903

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	Garage cars
Interior Walls	01	Plaster	Bedrooms	Unfinished area
Floors	01	Hardwood	Family Rooms	Dormer linear f
Heating System	01	Hot Water	Full Baths	1 Masonry trim sf
Fuel	01	Oil	Half Baths	Finish bsmt sz
Attic	03	Partially finish	Addtn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,800
Garage	99	None	Saunas	# Living Units
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: 1890	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	840
Basement	Full		233,050
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Partially finished	Attic size: 800	18,254
Additions			13,350
Other Features	WB Stks		6,750
Sub-Total			271,404
Grade	C+	Factor 1.0800	293,116
CDU		C&D Factor 1.00	293,116
Depreciation		35 %	190,525
Computed cost value @ 70%			133,368

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	360	9,536
P Porches, Patios, Decks	FEFF Frame enclosed first	40	3,814
Total additions			13,350

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		D	3,370	50	1,700
Utility Shed									
Value at 70%			1,190	Value at 100%			1,700		

