

Property at 00031 SMITH ROAD

Prop ID 3990031

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

## Administrative Information

Owner name: PEREIRA HELDER P AND  
 Second name: KIMBERLEY B  
 Address: 31 SMITH ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 010 Clerk map:  
 Lot: 3990031 Neigh.: Zone: R30 Vol: 590 Page: 215

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 28-May-2009 |
| Resident Land     | .69  | 87,500  |            |              |              | Sale price: 600,000    |
| Resident Dwelling | 1.00 | 271,040 |            |              |              | Sale valid:            |
|                   |      |         |            |              | Values       |                        |
| Resident Excess   | .13  | 680     |            |              |              | Mkt value :            |
|                   |      |         |            |              |              | Cost value: 513,171    |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 359,220 | Water      | Connecticut  |              | Cost/sale : .8553      |
| Total exemptions  |      |         | Sewer      | Public sewer |              | Mkt/sale :             |
| Net assessment    |      | 359,220 | Gas        | None         |              | Assmt/sale: .5987      |

## 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  | .130       | 7,500      | 975              |      |      | 975     | 683       |
| Residual     |     | 5,663      |            |                  |      |      |         |           |
|              |     |            | .820 acres | Total land value |      |      | 125,975 | 88,183    |

## Residential Dwelling Information

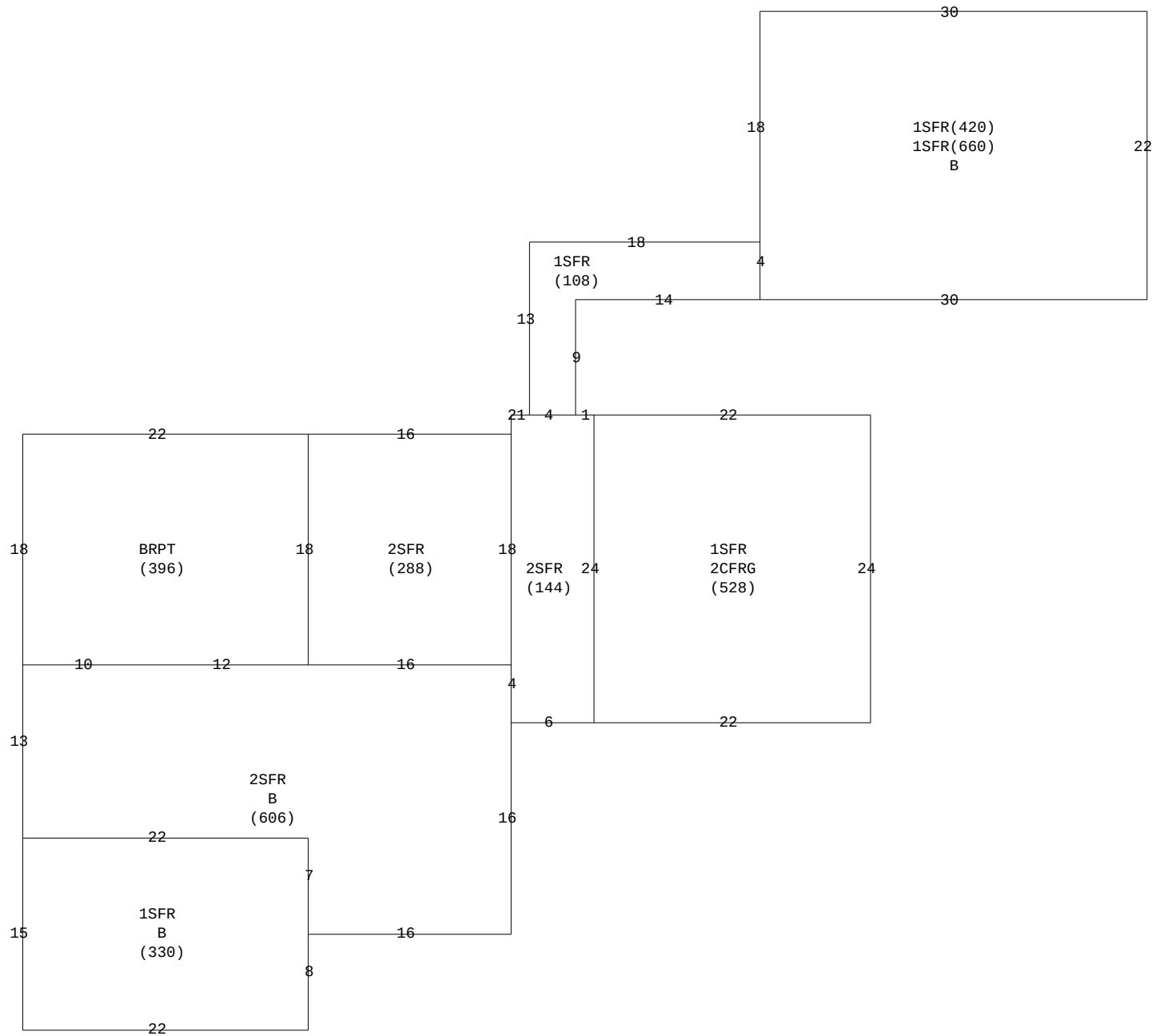
| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 17   | Old style        |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8 |
| Interior Walls | 01   | Plaster          | Garage cars             | 2 |
| Floors         | 01   | Hardwood         | Bedrooms                | 5 |
| Heating System | 02   | Forced Hot Air   | Family Rooms            |   |
| Fuel           | 01   | Oil              | Full Baths              | 3 |
| Attic          | 99   | None             | Half Baths              |   |
| Grade          | 33   | C+               | Addtn'l fixtures        | 3 |
| Garage         | 22   | Attached 2 car   | Whirlpools              |   |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  |   |
| Basement       | 01   | Full             | M/F stacks              | 2 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B stacks              |   |
| Air Condition  | 01   | Central Air      | W/B openings            |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1820 |   |

## Building Valuation Summary

|                           |       |                  |      | Area   |         |
|---------------------------|-------|------------------|------|--------|---------|
| Dwelling                  | Frame | 2 story w/bsmt   |      | 606    | 187,350 |
| Basement                  | Full  |                  |      |        |         |
| Heating                   | Yes   | A/C Yes          |      |        | 5,430   |
| Plumbing                  | 3 F/B | H/B 3 Add'l fix. | Wh/p | Saunas | 11,500  |
| Attic                     | None  | Attic size:      |      |        |         |
| Additions                 |       |                  |      |        | 341,297 |
| Other Features            |       | M Stks           |      |        | 6,000   |
| Sub-Total                 |       |                  |      |        | 551,577 |
| Grade                     | C+    | Factor 1.0800    |      |        | 595,703 |
| CDU                       |       | C&D Factor 1.00  |      |        | 595,703 |
| Depreciation              |       | 35 %             |      |        | 387,207 |
| Computed cost value @ 70% |       |                  |      |        | 271,045 |

## Building additions

| Category                 | Type                      | Area  | Value   |
|--------------------------|---------------------------|-------|---------|
| L Living Area            | FRFF Frame first floor    | 330   | 37,779  |
| L Living Area            | BSMT Basement addition    | 330   | 6,081   |
| L Living Area            | AIR Air conditioning      | 330   | 1,003   |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 396   | 9,030   |
| L Living Area            | FRFF Frame first floor    | 288   | 32,971  |
| L Living Area            | FRUF Frame upper full     | 288   | 24,114  |
| L Living Area            | AIR Air conditioning      | 288   | 876     |
| L Living Area            | AIR Air conditioning      | 288   | 876     |
| L Living Area            | FRFF Frame first floor    | 144   | 16,485  |
| L Living Area            | FRUF Frame upper full     | 144   | 12,057  |
| L Living Area            | AIR Air conditioning      | 144   | 438     |
| L Living Area            | AIR Air conditioning      | 144   | 438     |
| G Garages                | FR Attached frame LE 65   | 528   | 23,314  |
| G Garages                | FSF Full-story fin o/gar  | 528   | 35,368  |
| L Living Area            | AIR Air conditioning      | 528   | 1,605   |
| L Living Area            | FRFF Frame first floor    | 108   | 12,364  |
| L Living Area            | FRFF Frame first floor    | 660   | 75,557  |
| L Living Area            | BSMT Basement addition    | 660   | 12,162  |
| L Living Area            | FRUF Frame upper full     | 420   | 35,167  |
| L Living Area            | AIR Air conditioning      | 1,188 | 3,612   |
| Total additions          |                           |       | 341,297 |



REMODELED 2004