

Property at 00040 SMITH ROAD

Prop ID 3990040

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Administrative Information

Owner name: MACDONALD CONSTANCE J AND
 Second name: SOCCORSO MEGAN T
 Address: 40 SMITH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 97 044
 Lot: 3990040 Neigh.: Zone: R30 Vol: 336 Page: 397

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	238,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Aug-1997
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 467,329

Summary

Total assessments	327,130
Total exemptions	
Net assessment	327,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.166	7,500	1,245			1,245	872
Residual		7,231						
.856 acres				Total land value			126,245	88,372

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	07	Propane Gas	
Attic	99	None	
Grade	37	B-	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	276,790
Basement	Full		1,064	
Heating	Yes	A/C Yes		7,950
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				112,225
Other Features		M Stks		3,000
Sub-Total				416,465
Grade	B-	Factor 1.1700		487,264
CDU		C&D Factor 1.00		487,264
Depreciation		30 %		341,085
Computed cost value @ 70%				238,760

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	336	6,192
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	AIR Air conditioning	336	1,021
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FR Attached frame LE 65	594	25,889
L Living Area	BSMT Basement addition	110	2,027
L Living Area	FRFF Frame first floor	110	12,593
L Living Area	AIR Air conditioning	110	334
P Porches, Patios, Decks	DECK Wood deck	350	9,272
L Living Area	BSMT Basement addition	14	258
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	FRUF Frame upper full	112	9,378
L Living Area	AIR Air conditioning	112	340

Total additions 112,225

