

Property at 00051 SMITH ROAD

Prop ID 3990051

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Administrative Information

Owner name: SMITH MARNIE C & BRIAN R
 Second name:
 Address: 51 SMITH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 15 011
 Lot: 3990051 Neigh.: Zone: R30 Vol: 740 Page: 059

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.69	87,500	AAA Veteran	1,000	Sale date: 06-May-2020
Resident Outbldg	1.00	1,680	CAB Add Vet	500	Sale price: 535,000
Resident Dwelling	1.00	370,770	DAC Veteran	10,000	Sale valid:

Values	
Mkt value :	
Cost value:	657,914

Summary

Summary		Utilities		Sales ratios	
Total assessments	460,540	Water	Connecticut	Cost/sale :	1.2297
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :	
Net assessment	449,040	Gas	None	Assmt/sale:	.8608

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	.112	7,500	840		840	588
Residual		4,879					
		.802 acres		Total land value		125,840	88,088

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	08	Geothermal	Unfinished area	
Fuel	03	Electric	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Masonry trim sf	
Garage	23	Attached 3 car	Full Baths	2
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	650
Interior Cond	05	Good	Living area	2,796
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2013				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,380
Basement	Full		338,500
Heating	No	A/C Yes	9,690
Plumbing	2 F/B	1 H/B 2 Add'l fix.	9,500
Attic	None	Wh/p	
		Attic size:	
Additions			52,778
Other Features		M Stks RR	19,290
Sub-Total			429,758
Grade	A-	Factor 1.4500	623,149
CDU		C&D Factor 1.00	623,149
Depreciation		15 %	529,677
Computed cost value @ 70%			370,774

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
P Porches, Patios, Decks	BPAT Brick/flagstone pati	364	8,301
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			52,778

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2015	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680		Value at 100%		2,400			

