

Property at 00064 SMITH ROAD

Prop ID 3990064

Printed 07-Feb-2024 2:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOLSTER CHRISTOPHER WILLIAM &
 Second name: BOLSTER KIMBERLY FINN
 Address: 64 SMITH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 20 018
 Lot: 3990064 Neigh.: Zone: R30 Vol: 751 Page: 401

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Outbldg	2.00	10,850
Resident Dwelling	1.00	145,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-2020
 Sale price: 337,500
 Sale valid:

Values

Mkt value :
 Cost value: 348,000

Summary

Total assessments	243,600
Total exemptions	
Net assessment	243,600

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0311
 Mkt/sale :
 Assmt/sale: .7218

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						

.690 acres Total land value 125,000 87,500

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	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1895	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	416	150,240
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					139,853
Other Features					

Sub-Total				295,593
Grade	C+	Factor 1.0800		319,240
CDU		C&D Factor 1.00		319,240
Depreciation		35 %		207,506
		Computed cost value @ 70%		145,254

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	FRUF Frame upper full	234	19,593
P Porches, Patios, Decks	F0FF Frame open first flo	113	6,885
P Porches, Patios, Decks	FEUF Frame enclosed upper	113	6,468
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRUF Frame upper full	224	18,756

Total additions 139,853

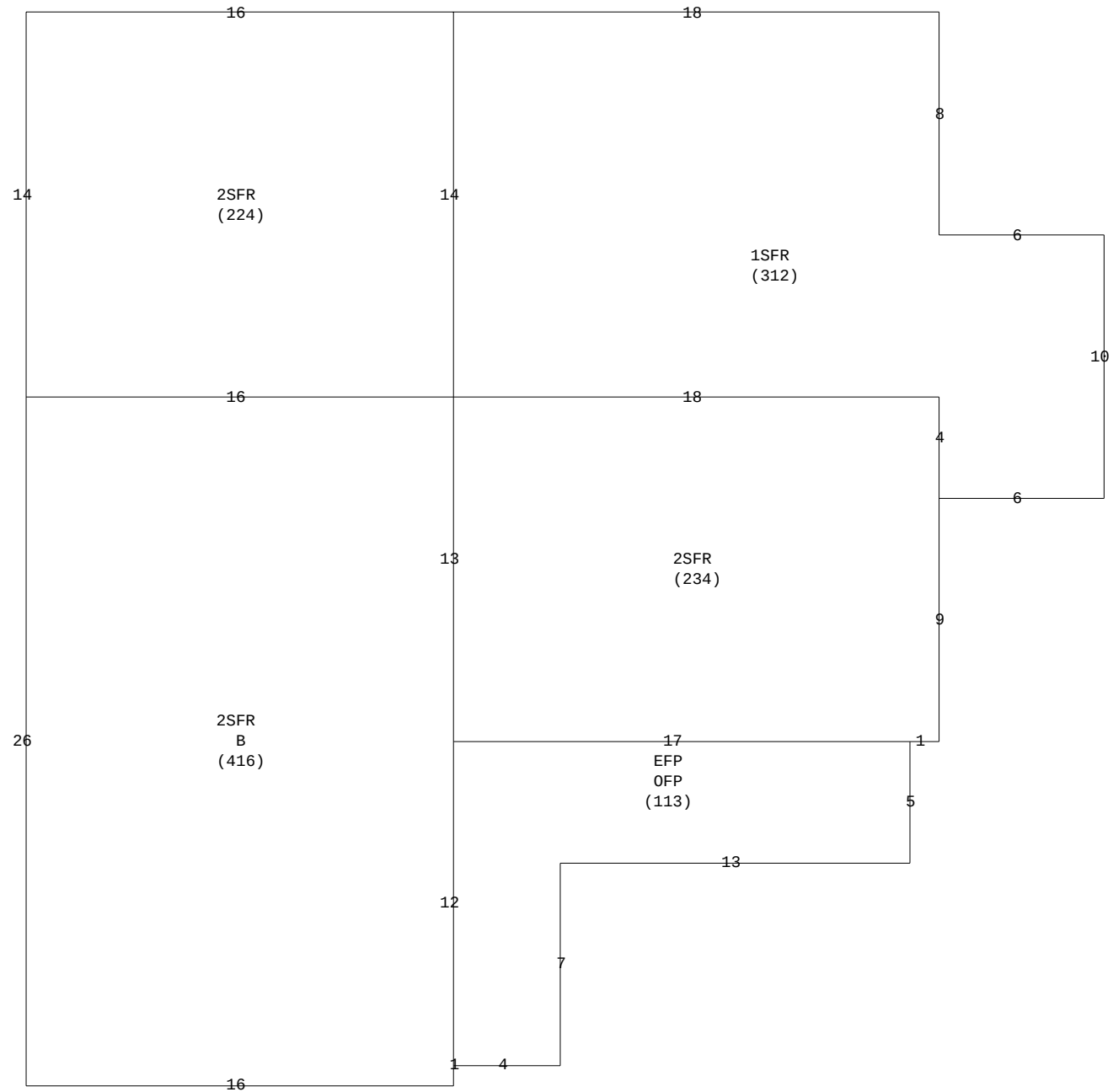
Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	24	480	55.95		C	26,856	50	13,400
Block Detach Garage									
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									

Value at 70% 10,850

Value at 100% 15,500

Scale: 1" = 6.03 feet



58 SMITH ROAD SPLIT FROM 64 SMITH ROAD 10-1-20