

Property at 00034 STILL BROOK ROAD

Prop ID 4080034

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Administrative Information

Owner name: MCKINSTRY SHARON S & KYLE
 Second name:
 Address: 34 STILL BROOK ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4080034 Neigh.: Zone: R40 Vol: 751 Page: 299

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	247,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-2020
 Sale price: 366,000
 Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.13	680			489,529

Summary

Total assessments	342,670
Total exemptions	
Net assessment	342,670

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3375
 Mkt/sale :
 Assmt/sale: .9363

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.129	7,500	968			968	678
Residual		5,619						

1.049 acres Total land value 135,968 95,178

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	860
Basement	01	Full	Finish bsmt sz	500
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	1
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,250	342,590
Basement	Full				
Heating	Yes	A/C Yes			9,770
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					52,624
Other Features	Mason Trim	WB Stks	Bsmt Gar		50,909

Sub-Total				464,893
Grade	B-	Factor 1.1700		543,925
CDU		C&D Factor 1.00		543,925
Depreciation		35 %		353,551
		Computed cost value @ 70%		247,486

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	252	29,906
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
L Living Area	BSMT Basement addition	176	3,243
P Porches, Patios, Decks	CPAT Concrete patio	308	2,625
L Living Area	AIR Air conditioning	252	766

Total additions 52,624

