

Property at 00012 STONEFIELD ROAD

Prop ID 4090012

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Administrative Information

Owner name: LEONARDI THOMAS B & CLAIRE R
 Second name:
 Address: 12 STONEFIELD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 035 Clerk map:
 Lot: 4090012 Neigh.: Zone: RU2A Vol: 647 Page: 614

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Sep-2012
Resident Land	2.00	210,000			Sale price: 1,250,000
Resident Dwelling	1.00	561,090			Sale valid:
Resident Outbldg	1.00	10,710			Values
Resident Excess	.94	4,940			Mkt value :
					Cost value: 1,123,914

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	786,740	Water Well	Cost/sale : .8991
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	786,740	Gas None	Assmt/sale: .6294

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	300,000	300,000		300,000	210,000
Primary Site		87,120					
RES	12	.940	7,500	7,050		7,050	4,935
Residual		40,946					
2.940 acres		Total land value		307,050		214,935	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
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	01	Hot Water	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,700
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,559
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	333,430
Basement	Full with walk		1,354	
Heating	Yes	A/C Yes		9,550
Plumbing	5 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Other Features		WB Stks		27,500
		RR		373,250
Sub-Total				51,854
Grade	A	Factor 1.5500		795,584
CDU		C&D Factor 1.00		1,233,155
Depreciation		35 %		1,233,155
		Computed cost value @ 70%		801,551
				561,086

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	648	27,996
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
L Living Area	FRFF Frame first floor	367	42,015
L Living Area	FRUF Frame upper full	367	30,729
L Living Area	AIR Air conditioning	734	2,231
L Living Area	BSMT Basement addition	1,469	27,071
L Living Area	FRFF Frame first floor	1,469	168,173
L Living Area	AIR Air conditioning	1,469	4,466
P Porches, Patios, Decks	FOFF Frame open first flo	361	21,994
P Porches, Patios, Decks	UTIL Utility building	112	3,199

Total additions 373,250

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	16	22	352	55.95	2006	A	30,526	50	15,300
Block Detach Garage									
Value at 70%		10,710	Value at 100%		15,300				

