

Property at 00076 STONY CORNERS

Prop ID 4110076

Printed 07-Feb-2024 2:44 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ZAPATKA BETH-ANN AND  
 Second name: MICHAEL J  
 Address: 76 STONY CORNERS  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map: 07 046  
 Lot: 4110076 Neigh.: Zone: R40 Vol: 425 Page: 1050

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .82  | 115,500 |
| Resident Dwelling | 1.00 | 251,950 |
| Resident Outbldg  | 1.00 | 14,910  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 29-Oct-1997  
 Sale price: 255,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 546,229

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 382,360 |
| Total exemptions  |         |
| Net assessment    | 382,360 |

## Utilities

| Water | Well         |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 2.1421  
 Mkt/sale :  
 Assmt/sale: 1.4995

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .824       | 165,000 | 165,000 |      |      | 165,000 | 115,500   |
| Primary Site |     | 35,893     |         |         |      |      |         |           |

.824 acres

Total land value

165,000

115,500

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 04   | Colonial         |             |  |
| Exterior Walls | 01   | Clapboards       |             |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |
| Roof Type      | 01   | Gable            |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 02   | Drywall          |             |  |
| Floors         | 01   | Hardwood         |             |  |
| Heating System | 01   | Hot Water        |             |  |
| Fuel           | 01   | Oil              |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 40   | B                |             |  |
| Garage         | 22   | Attached 2 car   |             |  |
| Area Over Gar. | 99   | None             |             |  |
| Basement       | 04   | Full with walk-o |             |  |
| Bsmt Fin Qual  | 01   | Unfinished       |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 05   | Good             |             |  |
| Exterior Cond  | 05   | Good             |             |  |

Actual Year Built: 1960

## Building Valuation Summary

|                |                |                |            |      |        |         |
|----------------|----------------|----------------|------------|------|--------|---------|
| Dwelling       | Frame          | 2 story w/bsmt |            |      | Area   |         |
| Basement       | Full with walk |                |            |      | 1,265  | 316,050 |
| Heating        | Yes            | A/C            | Yes        |      |        | 9,060   |
| Plumbing       | 2 F/B          | 1 H/B          | Add'l fix. | Wh/p | Saunas | 8,500   |
| Attic          | None           | Attic size:    |            |      |        |         |
| Additions      |                |                |            |      |        | 87,615  |
| Other Features | Mason Trim     | WB Stks        |            |      |        | 18,243  |

|              |   |                           |        |  |         |
|--------------|---|---------------------------|--------|--|---------|
| Sub-Total    |   |                           |        |  | 439,468 |
| Grade        | B | Factor                    | 1.2600 |  | 553,730 |
| CDU          |   | C&D Factor                | 1.00   |  | 553,730 |
| Depreciation |   |                           | 35 %   |  | 359,925 |
|              |   | Computed cost value @ 70% |        |  | 251,948 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 336  | 8,901  |
| L Living Area            | FRFF Frame first floor    | 352  | 40,297 |
| G Garages                | FR Attached frame LE 65   | 532  | 23,470 |
| L Living Area            | OVER Frame Overhang       | 31   | 2,839  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 88   | 5,361  |
| L Living Area            | OVER Frame Overhang       | 34   | 3,114  |
| L Living Area            | OVER Frame Overhang       | 25   | 2,290  |
| L Living Area            | AIR Air conditioning      | 352  | 1,070  |
| L Living Area            | AIR Air conditioning      | 31   | 94     |
| L Living Area            | AIR Air conditioning      | 34   | 103    |
| L Living Area            | AIR Air conditioning      | 25   | 76     |

Total additions 87,615

## Outbuilding Information

| Description                 | Wid    | Len | Area          | Rate  | Year | Cnd | RCN    | Depr | Value  |
|-----------------------------|--------|-----|---------------|-------|------|-----|--------|------|--------|
| RP1 Pool w/<br>Plastic Linr | 16     | 36  | 576           | 74.05 | 2021 | C   | 42,653 | 50   | 21,300 |
| Value at 70%                | 14,910 |     | Value at 100% |       |      |     | 21,300 |      |        |

