

Property at 00095 STONY CORNERS

Prop ID 4110095

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Administrative Information

Owner name: SCHOUW PETER AND
 Second name: RAO SURITA
 Address: 95 STONY CORNERS
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4110095 Neigh.: Zone: R40 Vol: 471 Page: 1040

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Jul-2003
Resident Land	.92	115,500				Sale price: 427,000
Resident Dwelling	1.00	220,850				Sale valid: Y
Resident Outbldg	3.00	16,170				Values
Resident Excess	.99	5,200				Mkt value :
						Cost value: 511,029
Summary			Utilities		Sales ratios	
Total assessments		357,720	Water	Well	Cost/sale :	1.1968
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		357,720	Gas	None	Assmt/sale:	.8378

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site		40,075						
RES	12	.990	7,500	7,425			7,425	5,198
Residual		43,124						
1.910 acres				Total land value			172,425	120,698

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,192	301,790
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					48,229
Other Features		WB Stks	RR		26,713
Sub-Total					385,232
Grade	B	Factor 1.2600			485,392
CDU		C&D Factor 1.00			485,392
Depreciation		35 %			315,505
		Computed cost value @ 70%			220,854

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	400	45,792
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 48,229

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	13	234	55.95		C	13,092	50	6,500
Block Detach Garage									
RS1 Frame	18	18	324	30.00		C	9,720	50	4,900
Utility Shed									
RG1 Frame or Con	14	30	420	55.95	2006	C	23,499	50	11,700
Block Detach Garage									
Value at 70%			16,170				Value at 100%		23,100

