

Property at 00007 STONY CORNERS CIRCLE

Prop ID 4120007

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Administrative Information

Owner name: FERRANTINO AMANDA &
 Second name: JOHN PATRICK
 Address: 7 STONY CORNERS CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4120007 Neigh.: Zone: R40 Vol: 764 Page: 1070

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	231,450
Resident Outbldg		

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Aug-2021
 Sale price: 555,000
 Sale valid:

Values

Mkt value :
 Cost value: 496,614

Summary

Total assessments	347,630
Total exemptions	
Net assessment	347,630

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8948
 Mkt/sale :
 Assmt/sale: .6264

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	.130	7,500	975			975	683
Residual		5,663						

1.050 acres

Total land value

165,975

116,183

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	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	1
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			936	251,790
Basement	Full					
Heating	Yes	A/C Yes				7,250
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						102,166
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar		33,510
Sub-Total						403,716
Grade	B		Factor 1.2600			508,682
CDU			C&D Factor 1.00			508,682
Depreciation			35 %			330,643
Computed cost value @ 70%						231,450

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	FOFF Frame open first flo	238	14,500
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	BSMT Basement addition	528	9,730
P Porches, Patios, Decks	BPAT Brick/flagstone pati	552	12,588
L Living Area	AIR Air conditioning	528	1,605

Total additions 102,166

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

