

Property at 00023 STONY CORNERS CIRCLE

Prop ID 4120023

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## Administrative Information

Owner name: PAULING WILLIAM R AND  
 Second name: CAREN M  
 Address: 23 STONY CORNERS CIRCLE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 019 Clerk map:  
 Lot: 4120023 Neigh.: Zone: R40 Vol: 519 Page: 468

| Assessments       |         |         | Exemptions |        | Last sale    |                                    |
|-------------------|---------|---------|------------|--------|--------------|------------------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat    | Amount       | Sale date: 19-Apr-2005             |
| Resident Land     | .92     | 115,500 |            |        |              | Sale price: 457,000                |
| Resident Dwelling | 1.00    | 251,420 |            |        |              | Sale valid: Y                      |
| Resident Outbldg  | 1.00    | 11,270  |            |        |              | Values                             |
| Resident Excess   | .20     | 1,050   |            |        |              | Mkt value :<br>Cost value: 541,771 |
| Summary           |         |         | Utilities  |        | Sales ratios |                                    |
| Total assessments | 379,240 |         | Water      | Well   | Cost/sale :  | 1.1855                             |
| Total exemptions  |         |         | Sewer      | Septic | Mkt/sale :   |                                    |
| Net assessment    | 379,240 |         | Gas        | None   | Assmt/sale:  | .8298                              |

## 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     | .200             | 7,500   | 1,500   |      |      | 1,500   | 1,050     |
| Residual     | 8,712  |                  |         |         |      |      |         |           |
| 1.120 acres  |        | Total land value |         | 166,500 |      |      | 116,550 |           |

## 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             | 8 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 2 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        | 2 |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 12   | Basement 2 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 2 |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| 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          | 2 Add'l fix.    | Wh/p | Saunas   |      | 9,500   |
| Attic                     | None       |                | Attic size:     |      |          |      |         |
| Additions                 |            |                |                 |      |          |      | 137,884 |
| Other Features            | Mason Trim | WB Stks        |                 |      | Bsmt Gar |      | 32,119  |
| Sub-Total                 |            |                |                 |      |          |      | 438,543 |
| Grade                     | B          |                | Factor 1.2600   |      |          |      | 552,564 |
| CDU                       |            |                | C&D Factor 1.00 |      |          |      | 552,564 |
| Depreciation              |            |                | 35 %            |      |          |      | 359,167 |
| Computed cost value @ 70% |            |                |                 |      |          |      | 251,417 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 484  | 11,037 |
| L Living Area            | FRFF Frame first floor    | 550  | 62,965 |
| L Living Area            | BSMT Basement addition    | 550  | 10,135 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 224  | 13,647 |
| L Living Area            | OVER Frame Overhang       | 36   | 3,297  |
| L Living Area            | OVER Frame Overhang       | 36   | 3,297  |
| L Living Area            | FRFF Frame first floor    | 260  | 29,765 |
| L Living Area            | AIR Air conditioning      | 260  | 790    |
| L Living Area            | AIR Air conditioning      | 550  | 1,672  |
| L Living Area            | AIR Air conditioning      | 72   | 219    |
| P Porches, Patios, Decks | DECK Wood deck            | 40   | 1,060  |

Total additions 137,884

## Outbuilding Information

| Description         | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|---------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RG1 Frame or Con    | 24  | 24     | 576           | 55.95 | 2020   | C   | 32,227 | 50   | 16,100 |
| Block Detach Garage |     |        |               |       |        |     |        |      |        |
| Value at 70%        |     | 11,270 | Value at 100% |       | 16,100 |     |        |      |        |

