

Property at 00035 STONY CORNERS CIRCLE

Prop ID 4120035

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Administrative Information

Owner name: NEMARICH RUSSELL J
Second name:
Address: 35 STONY CORNERS CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
Lot: 4120035 Neigh.: Zone: R40 Vol: 719 Page: 969

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	315,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jun-2018
Sale price: 599,000
Sale valid:

Values

Resident Excess	.03	160

Summary

Total assessments	431,400
Total exemptions	
Net assessment	431,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0289
Mkt/sale :
Assmt/sale: .7202

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

165,225

115,658

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,481	358,230
Basement	Full					
Heating	Yes	A/C Yes				10,250
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas	14,500
Attic	None			Attic size:		
Additions						95,301
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar		35,737

Sub-Total						514,018
Grade	B+	Factor 1.3500				693,924
CDU		C&D Factor 1.00				693,924
Depreciation		35 %				451,051
		Computed cost value @ 70%				315,736

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	368	8,392
L Living Area	FRFF Frame first floor	484	55,409
L Living Area	BSMT Basement addition	484	8,919
L Living Area	OVER Frame Overhang	47	4,304
L Living Area	FRFF Frame first floor	143	16,371
L Living Area	AIR Air conditioning	143	435
L Living Area	AIR Air conditioning	484	1,471

Total additions 95,301

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
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	5
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	12	Basement 2 car	Masonry trim sf	560
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	2
Air Condition	01	Central Air	Whirlpools	
Interior Cond	05	Good	Living area	3,630
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1966	

