

Property at 00056 STONY CORNERS CIRCLE

Prop ID 4120056

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Administrative Information

Owner name: REYNOLDS CAITLIN M
Second name: REYNOLDS CAITLIN M TRUSTEE
Address: 56 STONY CORNERS CIRCLE
City/state: AVON CT Zip: 06001

-Location Information-

Map: 019 Clerk map:
Lot: 4120056 Neigh.: Zone: R40 Vol: 796 Page: 456

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	268,840

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

Sale date:	12-Jun-2024
Sale price:	540,000
Sale valid:	

—Values—

Mkt value :	
Cost value:	549,057

Summary

Total assessments	384,340
Total exemptions	
Net assessment	384,340

Utilities

Water	Well
Sewer	Septic
Gas	None

-Sales ratios-

Cost/sale :	1.0168
Mkt/sale :	
Assmt/sale:	.7117

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					

.920 acres	Total land value	165,000	115,500
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	02	Cape				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	24
Heating System	06	Heat Pump	Full Baths	2	Masonry trim sf	88
Fuel	03	Electric	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	
Grade	40	B	Whirlpools		Living area	3,290
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	03	Partial	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: 1966			

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full				1,806	367,710
Heating	Yes	A/C	Yes			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:				8,500
Additions						67,235
Other Features	Mason Trim	WB	Stks			14,991

Sub-Total			468,936
Grade B	Factor	1.2600	590,859
CDU	C&D Factor	1.00	590,859
Depreciation		35 %	384,058
		Computed cost value @ 70%	268,841

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	260	5,929
P Porches, Patios, Decks	FEFF Frame enclosed first	156	14,876
G Garages	FR Attached frame LE 65	564	24,719
L Living Area	FATT Full finished attic	564	20,371
P Porches, Patios, Decks	FOFF Frame open first flo	22	1,340

Total additions	67,235
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