

Property at 00062 STONY CORNERS CIRCLE

Prop ID 4120062

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Administrative Information

Owner name: DARCANGELO JOHN P AND
 Second name: KATHLEEN A
 Address: 62 STONY CORNERS CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map: 21 002
 Lot: 4120062 Neigh.: Zone: R40 Vol: 631 Page: 117

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	336,260
Resident Outbldg	2.00	10,290

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 26-Oct-2011
 Sale price: 528,000
 Sale valid:

Values

Mkt value :
 Cost value: 660,371

Summary

Total assessments	462,260
Total exemptions	
Net assessment	462,260

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2507
 Mkt/sale :
 Assmt/sale: .8755

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	.040	7,500	300		300	210
Residual	1,742						

.960 acres

Total land value

165,300

115,710

Residential Dwelling Information

Subject Code Description

Condominium

Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	332,650
Basement	Full			
Heating	Yes	A/C Yes		9,530
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				155,476
Other Features		WB Stks	RR	32,781
Sub-Total				547,437
Grade	B+	Factor 1.3500		739,040
CDU		C&D Factor 1.00		739,040
Depreciation		35 %		480,376
		Computed cost value @ 70%		336,263

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	18	1,649
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	252	28,849
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	449	51,402
P Porches, Patios, Decks	BPAT Brick/flagstone pati	181	4,128
P Porches, Patios, Decks	BPAT Brick/flagstone pati	329	7,503
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	AIR Air conditioning	449	1,365
L Living Area	AIR Air conditioning	252	766
L Living Area	AIR Air conditioning	108	328
L Living Area	FRFF Frame first floor	207	23,698
L Living Area	AIR Air conditioning	207	629

Total additions 155,476

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RP1 Pool w/ Plastic Linr	12	30	360	74.05		C	26,658	50	13,300
Value at 70%			10,290				Value at 100%		14,700

