

Property at 00105 STONY CORNERS CIRCLE

Prop ID 4120105

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Administrative Information

Owner name: ALBANO ROBERT F &
 Second name: EAGAN SUSAN P T/I/C
 Address: 105 STONY CORNERS CIRCLE
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4120105 Neigh.: Zone: R40 Vol: 559 Page: 1230

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jun-2007	
Resident Land	.92	115,500			Sale price: 340,000	
Resident Dwelling	1.00	247,180			Sale valid: Y	
Resident Outbldg	1.00	1,260			Values	
					Mkt value :	
Resident Excess	.01	50			Cost value: 519,986	
Summary			Utilities		Sales ratios	
Total assessments		363,990	Water	Well	Cost/sale : 1.5294	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		363,990	Gas	None	Assmt/sale: 1.0706	

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	.010	7,500	75		75	53
Residual	436						
		.930 acres	Total land value			165,075	115,553

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	05	Half Story Finis	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	816	228,360
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features		WB Stks	RR	172,865
				21,428
Sub-Total				431,153
Grade	B	Factor 1.2600		543,253
CDU		C&D Factor 1.00		543,253
Depreciation		35 %		353,114
		Computed cost value @ 70%		247,180

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	264	6,020
L Living Area	OVER Frame Overhang	34	3,114
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L Living Area	FRFF Frame first floor	273	31,253
P Porches, Patios, Decks	FOFF Frame open first flo	269	16,389
L Living Area	FRL	768	46,791
G Garages	FSF Full-story fin o/gar	540	36,171
G Garages	FR Attached frame LE 65	483	21,558
L Living Area	UATT Unfinished attic	483	8,455
Total additions			172,865

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

Scale: 1" = 9.35 feet

