

Property at 00004 SYCAMORE HILLS

Prop ID 4240004

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Administrative Information

Owner name: DECKER DAWN LEE TRSTEE
 Second name:
 Address: 4 SYCAMORE HILLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4240004 Neigh.: Zone: R30 Vol: 787 Page: 202

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Oct-1997
Resident Land	.69	105,000				Sale price: 275,000
Resident Dwelling	1.00	256,450				Sale valid:
Resident Outbldg	1.00	980				Values
Resident Excess	.05	260				Mkt value :
						Cost value: 518,129
Summary			Utilities		Sales ratios	
Total assessments		362,690	Water	Connecticut	Cost/sale :	1.8841
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		362,690	Gas	None	Assmt/sale:	1.3189

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	150,000	150,000			150,000	105,000
Primary Site		30,056						
RES	12	.049	7,500	368			368	258
Residual		2,134						
		.739 acres	Total land value				150,368	105,258

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,120	287,730
Basement	Full				
Heating	Yes	A/C Yes			8,260
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					109,510
Other Features	Mason Trim	WB Stks	RR		32,824
Sub-Total					447,324
Grade	B-	Factor 1.1700			523,369
CDU		C&D Factor 1.00			523,369
Depreciation		30 %			366,358
		Computed cost value @ 70%			256,451

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	F0FF Frame open first flo	32	1,950
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	AIR Air conditioning	324	985
L Living Area	AIR Air conditioning	112	340
L Living Area	AIR Air conditioning	160	486

Total additions 109,510

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2000	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

