

Property at 00010 SYCAMORE HILLS

Prop ID 4240010

Printed 07-Feb-2024 3:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PELLINO DANIEL P TTEE
 Second name:
 Address: 10 SYCAMORE HILLS
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 07 065
 Lot: 4240010 Neigh.: Zone: R30 Vol: 789 Page: 815

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	231,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Oct-1994
 Sale price: 257,500
 Sale valid:

Values

Mkt value :
 Cost value: 487,643

Summary

Total assessments	341,350	
Total exemptions		
Net assessment	341,350	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8938
 Mkt/sale :
 Assmt/sale: 1.3256

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	.974	7,500	7,305			7,305	5,114
Residual		42,427						

1.664 acres

Total land value

157,305

110,114

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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: 1966	

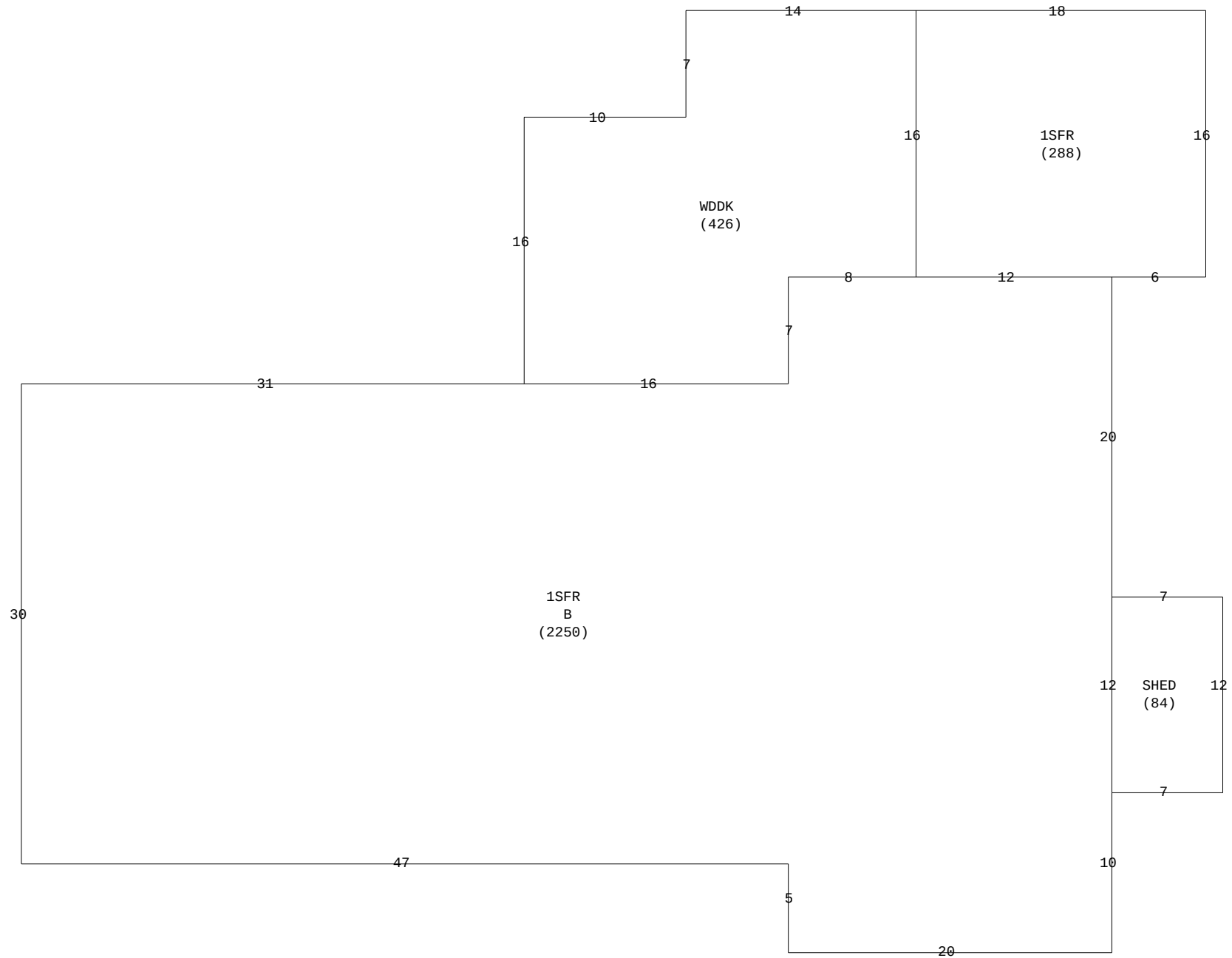
Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,250	342,590
Basement	Full				
Heating	Yes	A/C Yes			9,770
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					47,531
Other Features	WB Stks	RR	Bsmt Gar		28,992
Sub-Total					434,383
Grade	B-	Factor 1.1700			508,228
CDU		C&D Factor 1.00			508,228
Depreciation		35 %			330,348
Computed cost value @ 70%					231,244

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	288	32,971
P Porches, Patios, Decks	UTIL Utility building	84	2,399
L Living Area	AIR Air conditioning	288	876
P Porches, Patios, Decks	DECK Wood deck	426	11,285

Total additions 47,531



CHANGE IN ACREAGE FROM 1.404 TO 1.664 ACS T/C MAP #07/65 (12 SYCAMORE)
DANIEL P PELLINO TR OF DANIEL P PELLINO FAMILY TRUST 3/11/08 (50%)

DANIEL P PELLINO TRUST FBO SARAH AUDREY RAYMOND(50%) V597P435 10/21/09
DANIEL P PELLINO FMLY TRST AGRMNT RESTATED 11-8-23 V789 P815 11-22-23