

Printed 07-Feb-2024 3:17 PM Design and Layout (C) Right/Angles

Building Valuation Summary

Owner name: SIMPSON RONALD AND

Second name: YU NANCY

Address: 52 PRINCETON DRIVE

City/state: AVON CT

Zip: 06001

-Location Information-

Map: 014

Clerk map:

Lot: 4260035

Neigh.:

Zone: R30

Vol: 635

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Dwelling	Frame	1 story w/bsmt	1,612	258,630
Basement	Full			
Heating	Yes	A/C Yes		7,400
Plumbing	1 F/B	1 H/B	Add'l fix. Wh/p	Saunas
Attic	None		Attic size:	3,500
Additions				30,498
Other Features		WB Stks		9,250

Sub-Total			309,278
Grade C	Factor	1.0000	309,278
CDU	C&D Factor	1.00	309,278
Depreciation		40 %	185,567
		Computed cost value @ 70%	129,897

Assessments

Assmt category	Qty	Amount
Resident Land	.69	70,880
Resident Dwelling	1.00	129,900

Exemptions

Exempt	Cat	Amount
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-Last sale-

Sale date:	17-Jan-2012
Sale price:	182,838
Sale valid:	

—Values—

Resident Excess	.17	890
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Mkt value :	
Cost value:	288,100

Summary

Total assessments	201,670
Total exemptions	
Net assessment	201,670

—Utilities

Water	Well
Sewer	Septic
Gas	None

-Sales ratios-

Cost/sale :	1.5757
Mkt/sale :	
Assmt/sale:	1.1030

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000	.25	101,250	70,875
Primary Site		30,056					
RES	12	.170	7,500	1,275		1,275	893
Residual		7,405					

.860 acres

Total land value

102,525

71,768

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	6	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	01	Hot Water	Full Baths	1	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	
Grade	30	C	Whirlpools		Living area	1,612
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	2		
Air Condition	01	Central Air				
Interior Cond	04	Average				
Exterior Cond	04	Average	Actual Year Built: 1951			

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	120	7,311
P Porches, Patios, Decks	F0FF Frame open first flo	12	731
G Garages	FR Attached frame LE 65	506	22,456

Total additions	30,498
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
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Value at 70%

Value at 100%

