

Property at 00049 VERVILLE ROAD

Prop ID 4430049

Printed 07-Feb-2024 5:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KULINSKI JAROSLAW & ANNA
Second name:
Address: 49 VERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 4430049 Neigh.: Zone: R30 Vol: 599 Page: 212

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	111,390

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Nov-2009
Sale price: 279,000
Sale valid:

Values

Resident Excess	1.11	5,830	Mkt value :	
			Cost value:	292,457

Summary

Total assessments	204,720
Total exemptions	
Net assessment	204,720

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0482
Mkt/sale :
Assmt/sale: .7338

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	1.110	7,500	8,325			8,325	5,828
Residual		48,352						

1.450 acres

Total land value

133,325

93,328

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised 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	05	W/W over sub-flo	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size
Grade	33	C+	Whirlpools 1 Living area 1,208
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.		Unknown	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	04	Average	
Exterior Cond	04	Average	Actual Year Built: 1988

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,152	198,100
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 1 Add'l fix. 1 Wh/p	Saunas	8,000
Attic	None	Attic size:		
Additions				8,838
Other Features	WB Stks	Bsmt Gar		11,750

Sub-Total		226,688
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	244,823
Depreciation	35 %	159,135
	Computed cost value @ 70%	111,395

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	56	5,129
P Porches, Patios, Decks	DECK Wood deck	140	3,709

Total additions 8,838

