

Property at 00018 VOLOVSKI ROAD

Prop ID 4450018

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Administrative Information

Owner name: BAILEY DAVID P & KERRY LYNN
 Second name:
 Address: 18 VOLOVSKI ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4450018 Neigh.: Zone: R30 Vol: 664 Page: 950

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Jul-2013
Resident Land	.69	87,500				Sale price: 339,000
Resident Dwelling	1.00	165,990				Sale valid:
Resident Outbldg	2.00	13,930				Values
Resident Excess	.28	1,470				Mkt value :
						Cost value: 384,129
Summary			Utilities		Sales ratios	
Total assessments		268,890	Water	Well	Cost/sale :	1.1331
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		268,890	Gas	None	Assmt/sale:	.7932

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						
RES	12	.280	7,500	2,100			2,100	1,470
Residual		12,197						
				.970 acres	Total land value		127,100	88,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1890	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	897	244,180
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					78,352
Other Features		WB Stks			6,750
Sub-Total					337,782
Grade	C+	Factor 1.0800			364,805
CDU		C&D Factor 1.00			364,805
Depreciation		35 %			237,123
		Computed cost value @ 70%			165,986

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	270	6,157
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	FRUF Frame upper full	288	24,114
P Porches, Patios, Decks	FOFF Frame open first flo	248	15,110
Total additions			78,352

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
RS1 Frame	10	16	160	30.00	2012	C	4,800	50	2,400
Utility Shed									
Value at 70%			13,930				Value at 100%		19,900

