

Property at 00021 VOLOVSKI ROAD

Prop ID 4450021

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Administrative Information

Owner name: CIANCI ANTHONY M AND
 Second name: MARY KAREN
 Address: 21 VOLOVSKI ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4450021 Neigh.: Zone: R30 Vol: 295 Page: 859

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.69	87,500			Sale date: 27-May-1994
Resident Outbldg	2.00	20,020			Sale price: 165,500
Resident Dwelling	1.00	140,110			Sale valid:
					Values
Resident Excess	.47	2,470			Mkt value :
					Cost value: 357,286

Summary

Total assessments	250,100	Utilities		Sales ratios
Total exemptions		Water Well		Cost/sale : 2.1588
Net assessment	250,100	Sewer Septic		Mkt/sale :
		Gas None		Assmt/sale: 1.5112

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	.470	7,500	3,525		3,525	2,468
Residual		20,473					

1.160 acres Total land value 128,525 89,968

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
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		Unknown	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 1,776
Garage	32	Detached 2 car	Saunas # Living Units
Area Over Gar.	07	Attic	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: 1983

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,120	193,890
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B 1 H/B	Add'l fix. Wh/p	Saunas	8,500
Attic	Fully Finished	Attic size: 1,120		31,323
Additions				22,731
Other Features	WB Stks			6,750
Sub-Total				263,194
Grade	B-	Factor 1.1700		307,937
CDU		C&D Factor 1.00		307,937
Depreciation		35 %		200,159
Computed cost value @ 70%				140,111

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	16	975
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
L Living Area	FRFF Frame first floor	96	10,990
P Porches, Patios, Decks	DECK Wood deck	320	8,477

Total additions 22,731

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	36	936	55.95	1987	C	52,369	50	26,200
Block Detach Garage									
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%		20,020	Value at 100%		28,600				

