

Property at 00025 VOLOVSKI ROAD

Prop ID 4450025

Printed 07-Feb-2024 5:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOFHEIMER WILLIAM B JR &
 Second name: KAREN G
 Address: 25 VOLOVSKI ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 12 024
 Lot: 4450025 Neigh.: Zone: R30 Vol: 663 Page: 957

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Outbldg	1.00	9,870
Resident Dwelling	1.00	433,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jul-2013
 Sale price: 605,000
 Sale valid:

Values

Mkt value :
 Cost value: 758,329

Summary

Total assessments	530,830	
Total exemptions		
Net assessment	530,830	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.2534
 Mkt/sale :
 Assmt/sale: .8774

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	.020	7,500	150			150	105
Residual		871						

.710 acres Total land value 125,150 87,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	47	A-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2006

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 2,208	436,160
Basement	Full			
Heating	Yes	A/C Yes		12,430
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				34,286
Other Features		WB Stks	RR	34,311
Sub-Total				533,687
Grade	A-	Factor 1.4500		773,846
CDU		C&D Factor 1.00		773,846
Depreciation		20 %		619,077
Computed cost value @ 70%				433,354

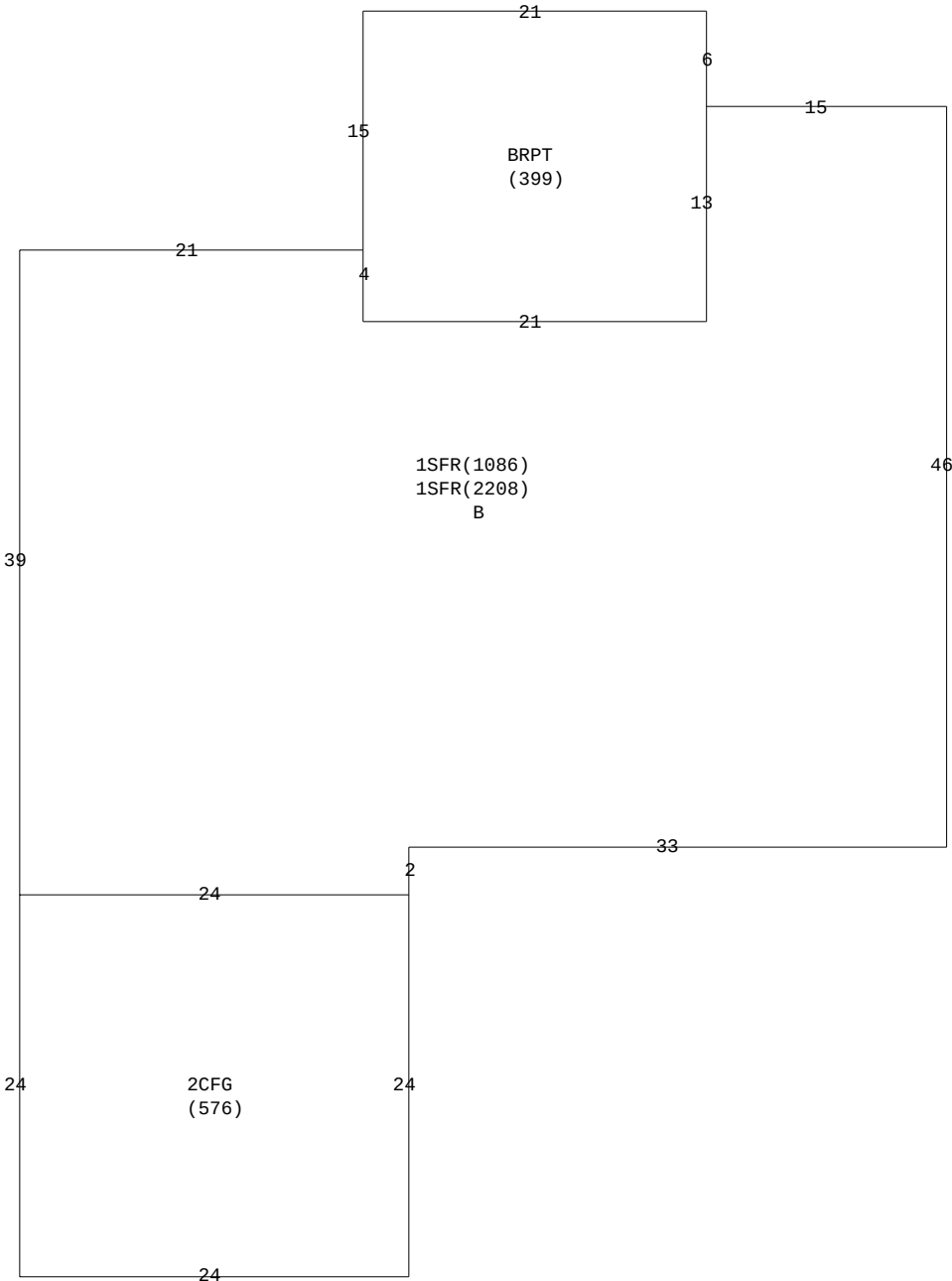
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	BPAT Brick/flagstone pati	399	9,099

Total additions 34,286

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	20	400	55.95	2007	B	28,199	50	14,100
Block Detach Garage									
Value at 70%									
			9,870	Value at 100%			14,100		



\$350,000 SALE PRICE INCLUDES 29 & 33 VOLOVSKI ROAD
CHANGE IN ACREAGE T/C MAP 12/24 OCT 2012