

Property at 00008 HEATHCOTE

Prop ID 4870008

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Administrative Information

Owner name: CAMPBELL JAZELLE J AND
 Second name: CHRISTOPHER
 Address: 8 HEATHCOTE
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4870008 Neigh.: Zone: R30 Vol: 732 Page: 1144

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	305,750
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-2019
 Sale price: 560,000
 Sale valid:

Values

Mkt value :
 Cost value: 614,529

Summary

Total assessments	430,170
Total exemptions	
Net assessment	430,170

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0974
 Mkt/sale :
 Assmt/sale: .7682

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.179	7,500	1,343			1,343	940
Residual		7,797						

.869 acres Total land value 176,343 123,440

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	596
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,882
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,156	294,760
Basement	Full with walk				
Heating	Yes	A/C Yes			8,460
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	12,000
Attic	None		Attic size:		
Additions					86,669
Other Features	WB Stks	RR			28,437
Sub-Total					430,326
Grade	A-	Factor 1.4500			623,973
CDU		C&D Factor 1.00			623,973
Depreciation		30 %			436,781
Computed cost value @ 70%					305,747

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	570	38,181
L Living Area	AIR Air conditioning	570	1,733
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182

Total additions 86,669

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2007	C	2,880	50	1,400
Utility Shed									
Value at 70%					980	Value at 100%			
						1,400			

