

Property at 00011 PARKER ROAD

Prop ID 4960011

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Administrative Information

Owner name: DAVIS WILLIAM LAURECE &
 Second name: LEIGH L
 Address: 11 PARKER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4960011 Neigh.: Zone: R40 Vol: 677 Page: 141

Assessments

Assmt category	Qty	Amount
Resident Land	.92	175,000
Resident Dwelling	1.00	575,460
Resident Outbldg	1.00	30,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Aug-2014
 Sale price: 1,225,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,116,343

Summary

Total assessments	781,440	
Total exemptions		
Net assessment	781,440	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : .9113
 Mkt/sale :
 Assmt/sale: .6379

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	250,000	250,000			250,000	175,000
Primary Site		40,075						
RES	12	.008	7,500	60			60	42
Residual		348						

.928 acres

Total land value

250,060

175,042

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	04	Fully finished w	Half Baths	3
Grade	53	A+	Addtn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area 1,649	410,120
Basement	Full with walk			
Heating	Yes	A/C Yes		11,180
Plumbing	4 F/B	3 H/B	2 Add'l fix.	1 Wh/p Saunas
Attic	Fully finished w/WH			Attic size: 1,649
Additions				172,703
Other Features	WB Stks	RR		38,555
Sub-Total				711,767
Grade	A+	Factor 1.6500		1,174,416
CDU		C&D Factor 1.00		1,174,416
Depreciation		30 %		822,091
Computed cost value @ 70%				575,464

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	913	40,904
G Garages	FSF Full-story fin o/gar	562	37,645
L Living Area	AIR Air conditioning	562	1,708
L Living Area	FRFF Frame first floor	242	27,704
L Living Area	FRUF Frame upper full	242	20,263
L Living Area	AIR Air conditioning	484	1,471
P Porches, Patios, Decks	BPAT Brick/flagstone pati	414	9,441
P Porches, Patios, Decks	FEFF Frame enclosed first	352	33,567

Total additions 172,703

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2004	C	88,440	50	44,200
Value at 70%		30,940		Value at 100%		44,200			

