

Property at 00017 PARKER ROAD

Prop ID 4960017

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Administrative Information

Owner name: CAMPISI VINCE & JACQUELINE
 Second name:
 Address: 17 PARKER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4960017 Neigh.: Zone: R40 Vol: 702 Page: 340

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Sep-2016
Resident Land	.92	175,000				Sale price: 1,225,000
Resident Dwelling	1.00	748,720				Sale valid:
Resident Outbldg	1.00	47,390				Values
Resident Excess	.06	330				Mkt value :
						Cost value: 1,387,771
Summary			Utilities		Sales ratios	
Total assessments	971,440		Water	Connecticut	Cost/sale :	1.1329
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	971,440		Gas	CNG	Assmt/sale:	.7930

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	.062	7,500	465			465	326
Residual	2,701							
		.982 acres	Total land value				250,465	175,326

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	7
Attic	01	Fully Finished	Half Baths	2
Grade	57	AA-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 2002	

Building Valuation Summary

		Area	
Dwelling	Masonry 2 story w/bsmt	2,149	512,530
Basement	Full with walk		
Heating	Yes A/C Yes		13,930
Plumbing	7 F/B 2 H/B 3 Add'l fix. 1 Wh/p Saunas		41,000
Attic	Fully Finished Attic size: 2,149		52,812
Additions			141,675
Other Features	WB Stks M Stks RR		52,989
Sub-Total			814,936
Grade	AA-	Factor 1.7500	1,426,138
CDU		C&D Factor 1.00	1,426,138
Depreciation		25 %	1,069,604
		Computed cost value @ 70%	748,723

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
G Garages	FSF Full-story fin o/gar	912	61,089
L Living Area	AIR Air conditioning	912	2,772
L Living Area	FRUF Frame upper full	56	4,689
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	AIR Air conditioning	56	170
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	BSMT Basement addition	63	1,161
L Living Area	AIR Air conditioning	63	192
L Living Area	FRFF Frame first floor	34	3,892
L Living Area	BSMT Basement addition	34	627
L Living Area	AIR Air conditioning	34	103
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	BPAT Brick/flagstone pati	546	12,451

Total additions 141,675

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	54	972	110.5	2003	B	135,393	50	67,700
Value at 70%	47,390		Value at 100%		67,700				

