

Property at 00024 PARKER ROAD

Prop ID 4960024

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Administrative Information

Owner name: DAILEY PAUL J & MELISSA W
Second name:
Address: 24 PARKER ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4960024 Neigh.: Zone: R40 Vol: 692 Page: 1243

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Dec-2015
Resident Land	.92	175,000				Sale price: 919,900
Resident Dwelling	1.00	651,220				Sale valid:
					Values	
Resident Excess	.23	1,200				Mkt value :
						Cost value: 1,182,029
Summary			Utilities		Sales ratios	
Total assessments		827,420	Water	Connecticut	Cost/sale :	1.2850
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		827,420	Gas	CNG	Assmt/sale:	.8995

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	.229	7,500	1,718			1,718	1,203
Residual	9,975							
		1.149 acres	Total land value				251,718	176,203

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	2,066	472,480	
Basement	Full with walk				
Heating	Yes	A/C Yes		13,470	
Plumbing	5 F/B	2 H/B	6 Add'l fix.	2 Wh/p	Saunas 35,000
Attic	None		Attic size:		
Additions				124,479	
Other Features	Mason Trim WB Stks		RR	63,377	
Sub-Total				708,806	
Grade	AA-	Factor 1.7500		1,240,411	
CDU		C&D Factor 1.00		1,240,411	
Depreciation		25 %		930,308	
		Computed cost value @ 70%		651,216	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	816	54,659
L Living Area	AIR Air conditioning	816	2,481
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
P Porches, Patios, Decks	DECK Wood deck	180	4,768
P Porches, Patios, Decks	DECK Wood deck	384	10,172

Total additions 124,479

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	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	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	800
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,250
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	4,948
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 2002	

