

Property at 00017 ROBKINS ROAD

Prop ID 5030017

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Administrative Information

Owner name: GELBER BARRY AND RONA TRS
Second name:
Address: 17 ROBKINS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map: 98 140
Lot: 5030017 Neigh.: Zone: RU2A Vol: 691 Page: 1009

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Exemptions	Last sale
Resident Land	2.00	525,000	AAA	1,000	Veteran	Sale date: 09-Apr-1999
Resident Dwelling	1.00	844,300	CAB	500	Add Vet	Sale price: 500,000
			DAC	10,000	Veteran	Sale valid:
Resident Excess	.73	3,830				Values
						Mkt value :
						Cost value: 1,961,614

Summary

Summary	Utilities	Sales ratios
Total assessments	Water Well	Cost/sale : 3.9232
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment	Gas None	Assmt/sale: 2.7463

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000		750,000	525,000
Primary Site		87,120					
RES	12	.730	7,500	5,475		5,475	3,833
Residual		31,799					
2.730 acres		Total land value		755,475		528,833	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	18	Cottage	
Exterior Walls	02	Wood Shingles	
Roof Material	03	Wood Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 4
Floors	02	Softwood	Bedrooms 4
Heating System	07	Hydro Air	Family Rooms 1
Fuel	07	Propane Gas	Full Baths 5
Attic	04	Fully finished w	Half Baths 3
Grade	60	AA	Finish bsmt sz
Garage	24	Attached 4 car	Addtn'l fixtures 2
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Living area 6,842
Bsmt Fin Qual	01	Unfinished	Whirlpools 1
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 2004			

Building Valuation Summary

	Area	
Dwelling	Frame	1 story w/bsmt
Basement	Full	4,564
Heating	Yes	A/C Yes
Plumbing	5 F/B	3 H/B 2 Add'l fix. 1 Wh/p
Attic	Fully finished w/WH	Saunas
Additions		Attic size: 2,278
Other Features	WB Stks	
Sub-Total		869,290
Grade	AA	Factor 1.8500
CDU		C&D Factor 1.00
Depreciation		25 %
		Computed cost value @ 70%

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,257	56,316
P Porches, Patios, Decks	BPAT Brick/flagstone pati	780	17,787
P Porches, Patios, Decks	FOFF Frame open first flo	270	16,450
Total additions			90,553

