

Property at 00022 ROBKINS ROAD

Prop ID 5030022

Printed 07-Feb-2024 9:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KLEIN JOHN J
Second name:
Address: 22 ROBKINS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
Lot: 5030022 Neigh.: Zone: RU2A Vol: 633 Page: 120

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	175,000
Resident Dwelling	1.00	821,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Dec-2011
Sale price: 1,380,000
Sale valid:

Values

Resident Excess	.72	3,780	Mkt value :	
			Cost value:	1,429,186

Summary

Total assessments	1,000,430
Total exemptions	
Net assessment	1,000,430

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0356
Mkt/sale :
Assmt/sale: .7249

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	250,000	250,000			250,000	175,000
Primary Site		87,120						
RES	12	.720	7,500	5,400			5,400	3,780
Residual		31,363						

2.720 acres

Total land value

255,400

178,780

Building Valuation Summary

			Area	
Dwelling	Masonry	2 story w/bsmt	2,259	535,060
Basement	Full with walk			
Heating	Yes	A/C Yes		14,540
Plumbing	6 F/B	3 H/B	5 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 750	23,596
Additions				275,288
Other Features	WB Stks	RR		87,140

Sub-Total			976,124
Grade	AA	Factor 1.8500	1,805,829
CDU		C&D Factor 1.00	1,805,829
Depreciation		35 %	1,173,789
		Computed cost value @ 70%	821,652

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	1,484	27,347
L Living Area	MAFF Masonry first floor	1,484	176,111
L Living Area	AIR Air conditioning	1,484	4,511
G Garages	MA Attached masonry LE	864	37,069
G Garages	FSF Full-story fin o/gar	432	28,937
L Living Area	AIR Air conditioning	432	1,313

Total additions 275,288

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	18	Cottage			
Exterior Walls	06	Brick			
Roof Material	02	Slate	Story Height 2.0		
Roof Type	02	Hip			
Foundation	01	Poured Concrete	Total Rooms	11	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	6	Masonry trim sf
Fuel	98	Other	Half Baths	3	Finish bsmt sz
Attic	01	Fully Finished	Addtn'l fixtures	5	Rec Room Size 2,300
Grade	60	AA	Whirlpools	1	Living area 6,752
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	4	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	5	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2004		

