

Property at 00020 ARBOR ROAD

Prop ID 5820020

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Administrative Information

Owner name: GARVIN NEAL R AND
 Second name: SIMARD JOANNE M
 Address: 20 ARBOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 5820020 Neigh.: LV Zone: R15 Vol: 183 Page: 763

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Jan-1987
Resident Land	.34	70,000				Sale price: 135,000
Resident Dwelling	1.00	166,580				Sale valid: Y
Resident Outbldg	1.00	1,890				Values
						Mkt value :
Resident Excess	.12	630				Cost value: 341,571
Summary			Utilities		Sales ratios	
Total assessments		239,100	Water	Well	Cost/sale :	2.5302
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		239,100	Gas	None	Assmt/sale:	1.7711

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.120	7,500	900			900	630
Residual		5,227						
		.460 acres		Total land value			100,900	70,630

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,248	210,730
Basement	Full				
Heating	Yes	A/C Yes			6,050
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					129,177
Other Features		WB Stks	RR		16,659
Sub-Total					366,116
Grade	C	Factor 1.0000			366,116
CDU		C&D Factor 1.00			366,116
Depreciation		35 %			237,975
Computed cost value @ 70%					166,583

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	766	87,692
G Garages	FRL Attached frame GT 65	725	32,481
L Living Area	AIR Air conditioning	766	2,329
P Porches, Patios, Decks	DECK Wood deck	252	6,675

Total additions 129,177

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	18	180	30.00	2013	C	5,400	50	2,700
Utility Shed									
Value at 70%		1,890	Value at 100%		2,700				

