

Property at 00028 ARBOR ROAD

Prop ID 5820028

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Administrative Information

Owner name: CHAPPELL ROBERT R
 Second name:
 Address: 28 ARBOR ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 5820028 Neigh.: LV Zone: R15 Vol: 455 Page: 596

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	84,460
Resident Outbldg	1.00	8,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Mar-2003
 Sale price: 132,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 234,329

Summary

Total assessments	164,030
Total exemptions	
Net assessment	164,030

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.7685
 Mkt/sale :
 Assmt/sale: 1.2380

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	.210	7,500	1,575			1,575	1,103
Residual		9,148						

.550 acres

Total land value

101,575

71,103

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		

Actual Year Built: 1946

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	170,510
Basement	Full		648	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Other Features				3,500
				11,623

Sub-Total		185,633
Grade	C	Factor 1.0000
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		84,463

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	DECK Wood deck	112	2,967

Total additions 11,623

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	24	432	55.95		C	24,170	50	12,100
Block Detach Garage									

Value at 70% 8,470

Value at 100% 12,100

