

Property at 00058 BUCKINGHAM ROAD

Prop ID 5980058

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## Administrative Information

Owner name: PINKERTON PAULA C &  
 Second name: CHRISTOPHER A  
 Address: 58 BUCKINGHAM ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 049 Clerk map:  
 Lot: 5980058 Neigh.: BH Zone: R30 Vol: 765 Page: 466

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 122,500 |
| Resident Dwelling | 1.00 | 319,620 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 02-Sep-2021  
 Sale price: 605,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 636,771

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 445,740 |
| Total exemptions  |         |
| Net assessment    | 445,740 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.0525  
 Mkt/sale :  
 Assmt/sale: .7368

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .690       | 175,000 | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site |     | 30,056     |         |         |      |      |         |           |
| RES          | 12  | .690       | 7,500   | 5,175   |      |      | 5,175   | 3,623     |
| Residual     |     | 30,056     |         |         |      |      |         |           |

1.380 acres

Total land value

180,175

126,123

## Building Valuation Summary

| Dwelling       | Frame          | 2 story w/bsmt | Area         | 260,190            |
|----------------|----------------|----------------|--------------|--------------------|
| Basement       | Full with walk |                | 979          |                    |
| Heating        | Yes            | A/C Yes        |              | 7,490              |
| Plumbing       | 3 F/B          | 1 H/B          | 3 Add'l fix. | Wh/p Saunas 15,000 |
| Attic          | None           |                | Attic size:  |                    |
| Additions      |                |                |              | 114,558            |
| Other Features | WB Stks        | RR             |              | 25,546             |

|              |                           |                       |
|--------------|---------------------------|-----------------------|
| Sub-Total    |                           | 422,784               |
| Grade        | B+                        | Factor 1.3500 570,758 |
| CDU          | C&D Factor 1.00           | 570,758               |
| Depreciation | 20 %                      | 456,606               |
|              | Computed cost value @ 70% | 319,624               |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 520  | 23,002 |
| G Garages                | FSF Full-story fin o/gar  | 482  | 32,286 |
| L Living Area            | AIR Air conditioning      | 482  | 1,465  |
| L Living Area            | BSMT Basement addition    | 280  | 5,160  |
| L Living Area            | FRFF Frame first floor    | 280  | 32,055 |
| L Living Area            | AIR Air conditioning      | 280  | 851    |
| P Porches, Patios, Decks | DECK Wood deck            | 280  | 7,417  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 66   | 4,021  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 280  | 6,385  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 84   | 1,916  |

Total additions 114,558

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                         |
|----------------|------|------------------|-------------------------------------|
| Style          | 19   | Modern Colonial  | BUCKINGHAM HERITAGE 02 FARNHAM      |
| Exterior Walls | 04   | Vinyl Siding     |                                     |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0                    |
| Roof Type      | 01   | Gable            |                                     |
| Foundation     | 01   | Poured Concrete  | Total Rooms 8 Garage cars 2         |
| Interior Walls | 02   | Drywall          | Bedrooms 4 Unfinished area          |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms 1 Dormer linear f      |
| Heating System | 02   | Forced Hot Air   | Full Baths 3 Masonry trim sf        |
| Fuel           | 02   | Natural Gas      | Half Baths 1 Finish bsmt sz         |
| Attic          | 99   | None             | Addn'l fixtures 3 Rec Room Size 750 |
| Grade          | 43   | B+               | Whirlpools Living area 2,720        |
| Garage         | 22   | Attached 2 car   | Saunas # Living Units 1             |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks                          |
| Basement       | 04   | Full with walk-o | W/B stacks 1                        |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings 1                      |
| Air Condition  | 01   | Central Air      |                                     |
| Interior Cond  | 05   | Good             |                                     |
| Exterior Cond  | 05   | Good             | Actual Year Built: 2003             |

