

Property at 00016 BLUESTONE LANE

Prop ID 6150016

Printed 08-Feb-2024 10:03 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PILPEL ALEXANDER D AND
Second name: LAUREN B
Address: 16 BLUESTONE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map: 07 060
Lot: 6150016 Neigh.: Zone: R30 Vol: 708 Page: 1004

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	446,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Apr-2017
Sale price: 559,350
Sale valid: 14

Values

Resident Excess	.93	4,880	Mkt value :	
			Cost value:	819,186

Summary

Total assessments	573,430
Total exemptions	
Net assessment	573,430

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4645
Mkt/sale :
Assmt/sale: 1.0252

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	.930	7,500	6,975		6,975	4,883
Residual		40,511					

1.620 acres

Total land value

181,975

127,383

Building Valuation Summary

					Area 1,672	
Dwelling	Frame	2 story w/bsmt				395,530
Basement	Full					
Heating	Yes	A/C Yes				11,300
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas	18,000
Attic	None			Attic size:		
Additions						127,556
Other Features		WB Stks	M Stks	RR		33,558

Sub-Total						585,944
Grade	A-	Factor 1.4500				849,619
CDU		C&D Factor 1.00				849,619
Depreciation		25 %				637,214
		Computed cost value @ 70%				446,050

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	BSMT Basement addition	176	3,243
L Living Area	FRFF Frame first floor	176	20,149
L Living Area	AIR Air conditioning	176	535

Total additions 127,556

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 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	07	Propane Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 4 Rec Room Size 950
Grade	47	A-	Whirlpools 1 Living area 4,320
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	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: 2004

