

Property at 00021 PARSONS WAY

LT3

Prop ID 6190021

Printed 08-Feb-2024 10:16 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HAYES GRAHAM AND
Second name: SHARIFF ANDALEEB
Address: 21 PARSONS WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 6190021 Neigh.: Zone: RU2A Vol: 778 Page: 1096

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Dwelling	1.00	783,430

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Sep-2022
Sale price: 1,275,000
Sale valid:

Values

Mkt value :
Cost value: 1,319,186

Summary

Total assessments	923,430
Total exemptions	
Net assessment	923,430

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0347
Mkt/sale :
Assmt/sale: .7243

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.002	200,000	200,000			200,000	140,000
Primary Site		87,207						

2.002 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	5
Attic	99	None	Half Baths	2
Grade	57	AA-	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2006	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	573,050
Basement	Full		2,581	
Heating	Yes	A/C Yes		16,310
Plumbing	5 F/B	2 H/B	5 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				124,294
Other Features	Mason Trim	WB Stks	RR	53,765

Sub-Total				799,419
Grade	AA-	Factor 1.7500		1,398,983
CDU		C&D Factor 1.00		1,398,983
Depreciation		20 %		1,119,186
		Computed cost value @ 70%		783,430

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	555	37,176
L Living Area	AIR Air conditioning	555	1,687
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
P Porches, Patios, Decks	BPAT Brick/flagstone pati	910	20,752

Total additions 124,294

