

Property at 00032 PARSONS WAY

LT6

Prop ID 6190032

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Administrative Information

Owner name: ALMEIDA DAVID A TRUSTEE
 Second name:
 Address: 32 PARSONS WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 6190032 Neigh.: Zone: RU2A Vol: 705 Page: 951

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Dwelling	1.00	598,610
Resident Outbldg	1.00	26,460

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-May-2008
 Sale price: 1,450,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,093,743

Summary

Total assessments	765,620	
Total exemptions		
Net assessment	765,620	

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : .7543
 Mkt/sale :
 Assmt/sale: .5280

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000			200,000	140,000
Primary Site		87,120						
RES	12	.104	7,500	780			780	546
Residual		4,530						

2.104 acres

Total land value

200,780

140,546

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	3,263	615,820
Basement	Full with walk			
Heating	Yes	A/C Yes		17,500
Plumbing	5 F/B	2 H/B	5 Add'l fix.	Wh/p Saunas 29,500
Attic	None		Attic size:	
Additions				82,802
Other Features	Mason Trim WB Stks M Stks RR			46,193

Sub-Total			791,815
Grade	B+	Factor 1.3500	1,068,950
CDU		C&D Factor 1.00	1,068,950
Depreciation		20 %	855,160
		Computed cost value @ 70%	598,612

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	882	39,515
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	222	13,526
P Porches, Patios, Decks	DECK Wood deck	468	12,397
P Porches, Patios, Decks	FOFF Frame open first flo	225	13,708

Total additions 82,802

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	20	Modern Cape	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	07	Propane Gas	
Attic	99	None	
Grade	43	B+	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2006

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	38	684	110.5	2009	C	75,616	50	37,800

Value at 70% 26,460

Value at 100% 37,800

