

Property at 00219 ARCH ROAD

Prop ID 1090219

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Administrative Information	
Owner name:	NEMARICH RUSSELL
Second name:	
Address:	219 ARCH ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,008	195,010
Basement	Full		
Heating	Yes A/C Yes		5,910
Plumbing	2 F/B 1 H/B Add'l fix. 1 Wh/p Saunas		8,500
Attic	Unfinished Attic size: 1,000		10,732
Additions			25,800
Other Features	Unfin 3,500		
Sub-Total			245,952
Grade	C Factor 1.0000		245,950
CDU	C&D Factor 1.00		245,950
Depreciation	30 %		172,170
Computed cost value @ 70%			120,520

Location Information		
Map: 013	Clerk map:	
Lot: 1090219	Neigh.: Zone: R40 Vol: 583 Page: 487	
Assessments	Exemptions	Last sale
Assmt category Qty Amount	Exempt Cat Amount	Sale date: 31-Dec-2008
Resident Land .92 84,000		Sale price: 315,000
Resident Dwelling 1.00 120,520		Sale valid:
Resident Excess .77 4,040		Values
Resident Outbldg 1.00 700		Mkt value :
		Cost value: 298,940
Summary	Utilities	Sales ratios
Total assessments 209,260	Water Well	Cost/sale : .9490
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment 209,260	Gas None	Assmt/sale: .6643

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	40	3,200
L Living Area	AIR Air conditioning	40	100
P Porches, Patios, Decks	DECK Wood deck	220	4,100
G Garages	FR Attached frame LE 65	576	18,400
Total additions			25,800

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	120,000				120,000	84,000
Primary Site		40,075						
RES	12	.770	7,500				5,775	4,040
Residual		33,541						
1.6900 acres				Total land value			125,775	88,040

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	02	Unfinished	Half Baths	1
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	2,056
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1939	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	20.00	2008	C	2,000	50	1,000
Utility Shed									
Value at 70%			700	Value at 100%			1,000		

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