

Property at 00036 INDIAN PIPE TRAIL

Prop ID 2860036

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Administrative Information
 Owner name: STANDISH JESSICA MITCHELL &
 Second name: STANDISH WILLIAM DARREN
 Address: 36 INDIAN PIPE TRAIL
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,380	242,730
Basement	Full				
Heating	Yes	A/C Yes			7,360
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	9,500
Attic	None		Attic size:		
Additions					98,400
Other Features		WB Stks			7,000
Sub-Total					364,990
Grade	B+	Factor 1.3500			492,740
CDU		C&D Factor 1.00			492,740
Depreciation		30 %			344,920
Computed cost value @ 70%					241,440

Location Information			
Map: 012	Clerk map:		
Lot: 2860036	Neigh.:	Zone: R40	Vol: 646 Page: 828
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	115,500	
Resident Excess	2.02	10,610	
Resident Dwelling	1.00	241,440	
Resident Outbldg	1.00	10,750	
Summary		Utilities	
Total assessments	378,300	Water	Avon
Total exemptions		Sewer	Public sewer
Net assessment	378,300	Gas	
		Sales ratios	
		Cost/sale :	.8933
		Mkt/sale :	
		Assmt/sale:	.6253

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	104	8,400
L Living Area	BSMT Basement addition	104	1,400
L Living Area	AIR Air conditioning	104	200
G Garages	FR Attached frame LE 65	572	18,300
P Porches, Patios, Decks	DECK Wood deck	598	11,200
L Living Area	FRFF Frame first floor	594	48,000
L Living Area	BSMT Basement addition	594	7,700
L Living Area	AIR Air conditioning	594	1,300
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	1,900
Total additions			98,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		165,000	115,500
Primary Site		40,075					
RES	12	2.020	7,500	15,150		15,150	10,610
Residual		87,991					
2.940 acres				Total land value		180,150	126,110

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	2
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1986	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	22	36	792	38.76	2016	C	30,698	50	15,350
			48.75					50	
Value at 70%			10,750	Value at 100%					15,350

