

Administrative Information

Owner name: COCO ELLEN G  
 Second name:  
 Address: 47 MOUNTAIN ESTATES DR  
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:  
 Lot: 3220047 Neigh.: Zone: RU2A Vol: 669 Page: 478

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Nov-2013
Resident Land	2.00	140,000			Sale price: 632,500
Resident Excess	1.25	6,560			Sale valid:
Resident Dwelling	1.00	291,080			Values
					Mkt value :
					Cost value: 625,200
Summary		Utilities		Sales ratios	
Total assessments	437,640	Water	Well	Cost/sale :	.9885
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	437,640	Gas	None	Assmt/sale:	.6919

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	1,250	7,500	9,375		9,375	6,560
Residual		54,450					
		3.250 acres		Total land value		209,375	146,560

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	1,150
Basement	01	Full	Addn'l fixtures	4
Bsmt Fin Qual	04	Living Area w/o	Rec Room Size	
Air Condition	01	Central Air	Living area	2,668
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	# Living Units 1
			M/F stacks	2
			W/B stacks	
			W/B openings	
Actual Year Built: 1981				

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,196
Basement	Full		147,660
Heating	Yes	A/C Yes	4,480
Plumbing	2 F/B	1 H/B 4 Add'l fix.	1 Wh/p Saunas
Attic	None	Attic size:	10,500
Additions			192,000
Other Features		M Stks	28,430
Sub-Total			383,070
Grade	A+	Factor 1.6700	639,730
CDU		C&D Factor 1.00	639,730
Depreciation		35 %	415,830
Computed cost value @ 70%			291,081

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	112	2,100
P Porches, Patios, Decks	FOFF Frame open first flo	112	4,800
P Porches, Patios, Decks	DECK Wood deck	808	15,100
L Living Area	FRFF Frame first floor	872	70,400
L Living Area	AIR Air conditioning	872	1,900
L Living Area	FRFF Frame first floor	600	48,500
L Living Area	AIR Air conditioning	600	1,300
L Living Area	BSMT Basement addition	600	7,800
P Porches, Patios, Decks	FEFF Frame enclosed first	320	21,500
P Porches, Patios, Decks	DECK Wood deck	132	2,500
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,400
G Garages	FR Attached frame LE 65	440	14,700
Total additions			192,000

