

Property at 00077 PINE HILL ROAD

Prop ID 3560077

Printed 23-Apr-2018 12:31 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	OUELETTE BRYAN M & ASHLEY N
Second name:	
Address:	77 PINE HILL ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	896	180,650
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B 2 Add'l fix. 1 Wh/p Saunas		9,500
Attic	None Attic size:		
Additions			129,500
Other Features	WB Stks		5,000
Sub-Total			324,650
Grade	C+ Factor 1.0800		350,620
CDU	C&D Factor 1.00		350,620
Depreciation	35 %		227,900
Computed cost value @ 70%			159,530

Location Information		
Map: 020	Clerk map:	
Lot: 3560077	Neigh.: Zone: RU2A Vol: 717 Page: 1133	
Assessments	Exemptions	Last sale
Assmt category Qty Amount	Exempt Cat Amount	Sale date: 03-Apr-2018
Resident Land 2.00 105,000		Sale price: 298,700
Resident Dwelling 1.00 159,530		Sale valid: 07
Resident Outbldg 2.00 8,390		Values
		Mkt value :
		Cost value: 389,886
Summary	Utilities	Sales ratios
Total assessments 272,920	Water Well	Cost/sale : 1.3053
Total exemptions	Sewer Septic	Mkt/sale :
Net assessment 272,920	Gas None	Assmt/sale: .9137

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	18,100
G Garages	FR Attached frame LE 65	484	15,900
L Living Area	FRUF Frame upper full	484	28,600
L Living Area	FRFF Frame first floor	16	1,300
P Porches, Patios, Decks	FOUF Frame open upper flo	16	400
P Porches, Patios, Decks	FOUF Frame open upper flo	24	600
P Porches, Patios, Decks	FEFF Frame enclosed first	24	1,600
P Porches, Patios, Decks	DECK Wood deck	30	600
L Living Area	FRFF Frame first floor	20	1,600
L Living Area	FRFF Frame first floor	398	32,100
L Living Area	FRUF Frame upper full	398	23,500
L Living Area	BSMT Basement addition	398	5,200
Total additions			129,500

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000		150,000	105,000
Primary Site		87,120					
2.000 acres		Total land value		150,000		105,000	

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	2 Rec Room Size
Grade	33	C+	Whirlpools	1 Living area 3,332
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	8	12	96	20.00		C	1,920	50	960
RP2 Pool w/ Prefab Vinyl	16	32	512	43.06		C	22,047	50	11,020
Value at 70%			8,386	Value at 100%			11,980		

