

Property at 00023 PIONEER DRIVE

Prop ID 3600023

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Administrative Information
 Owner name: EMMINGS RICHARD H SR AND
 Second name: ADELE R
 Address: 23 PIONEER DRIVE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	928	184,750
Basement	Full		
Heating	Yes A/C Yes		5,600
Plumbing	2 F/B 2 H/B 3 Add'l fix. 1 Wh/p Saunas		12,400
Attic	Unfinished Attic size: 928		10,222
Additions			142,000
Other Features	Mason Trim WB Stks Unfin 3,500		15,350
Sub-Total			370,322
Grade	A- Factor 1.4500		536,970
CDU	C&D Factor 1.00		536,970
Depreciation	25 %		402,730
Computed cost value @ 70%			281,910

Assessments		Exemptions		Last sale	
Map: 013	Clerk map:				
Lot: 3600023	Neigh.:	Zone: R30	Vol: 209	Page: 788	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Jun-1988
Resident Land	.69	94,500			Sale price: 525,000
Resident Dwelling	1.00	281,910			Sale valid:
Resident Outbldg	1.00	14,460			Values
Resident Excess	.14	740			Mkt value :
					Cost value: 559,440
Summary		Utilities		Sales ratios	
Total assessments	391,610	Water	Well	Cost/sale :	1.0656
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	391,610	Gas	None	Assmt/sale:	.7459

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	405	7,600
L Living Area	FRFF Frame first floor	370	29,900
L Living Area	AIR Air conditioning	370	800
L Living Area	FRFF Frame first floor	560	45,200
L Living Area	FRUF Frame upper full	560	33,100
L Living Area	AIR Air conditioning	1,120	2,400
G Garages	FR Attached frame LE 65	548	17,700
L Living Area	OVER Frame Overhang	30	1,900
L Living Area	OVER Frame Overhang	18	1,200
L Living Area	AIR Air conditioning	48	100
P Porches, Patios, Decks	FOFF Frame open first flo	50	2,100
Total additions			142,000

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000			135,000	94,500
Primary Site		30,056					
RES	12	.140	7,500			1,050	740
Residual		6,098					
.8300 acres				Total land value		136,050	95,240

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	10	English Tutor		
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	07	Hardwood/Carpeti	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf 448
Fuel	07	Propane Gas	Half Baths	2 Finish bsmt sz
Attic	02	Unfinished	Addtn'l fixtures	3 Rec Room Size
Grade	47	A-	Whirlpools	1 Living area 3,394
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	17	34	578	71.50		C	41,327	50	20,660
Value at 70%			14,460	Value at 100%			20,660		

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