

Property at 00031 SMITH ROAD

Prop ID 3990031

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Administrative Information	
Owner name:	PEREIRA HELDER P AND
Second name:	KIMBERLEY B
Address:	31 SMITH ROAD
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	606	143,450
Basement	Full		
Heating	Yes A/C Yes		4,350
Plumbing	3 F/B H/B 3 Add'l fix. Wh/p Saunas		8,700
Attic	None Attic size:		
Additions			241,400
Other Features	M Stks Unfin 3,500		6,000
Sub-Total			403,900
Grade	C+ Factor 1.0800		436,210
CDU	C&D Factor 1.00		436,210
Depreciation	25 %		327,160
Computed cost value @ 70%			229,010

Location Information					
Map: 010	Clerk map:				
Lot: 3990031	Neigh.: Zone: R30 Vol: 590 Page: 215				
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 28-May-2009	
Resident Land	.69 87,500			Sale price: 600,000	
Resident Dwelling	1.00 229,010			Sale valid:	
Resident Excess	.13 680			Values	
				Mkt value :	
				Cost value:	453,130
Summary		Utilities		Sales ratios	
Total assessments	317,190	Water Well		Cost/sale :	.7552
Total exemptions		Sewer Public sewer		Mkt/sale :	
Net assessment	317,190	Gas None		Assmt/sale:	.5287

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	330	26,700
L Living Area	BSMT Basement addition	330	4,300
L Living Area	AIR Air conditioning	330	700
P Porches, Patios, Decks	BPAT Brick/flagstone pati	396	6,400
L Living Area	FRFF Frame first floor	288	23,300
L Living Area	FRUF Frame upper full	288	17,000
L Living Area	AIR Air conditioning	288	600
L Living Area	AIR Air conditioning	288	600
L Living Area	FRFF Frame first floor	144	11,600
L Living Area	FRUF Frame upper full	144	8,500
L Living Area	AIR Air conditioning	144	300
L Living Area	AIR Air conditioning	144	300
G Garages	FR Attached frame LE 65	528	17,100
G Garages	FSF Full-story fin o/gar	528	25,000
L Living Area	AIR Air conditioning	528	1,100
L Living Area	FRFF Frame first floor	108	8,700
L Living Area	FRFF Frame first floor	660	53,300
L Living Area	BSMT Basement addition	660	8,600
L Living Area	FRUF Frame upper full	420	24,800
L Living Area	AIR Air conditioning	1,188	2,500
		Total additions	241,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000			125,000	87,500
Primary Site		30,056					
RES	12	.130	7,500			975	680
Residual		5,663					
				.8200 acres	Total land value	125,975	88,180

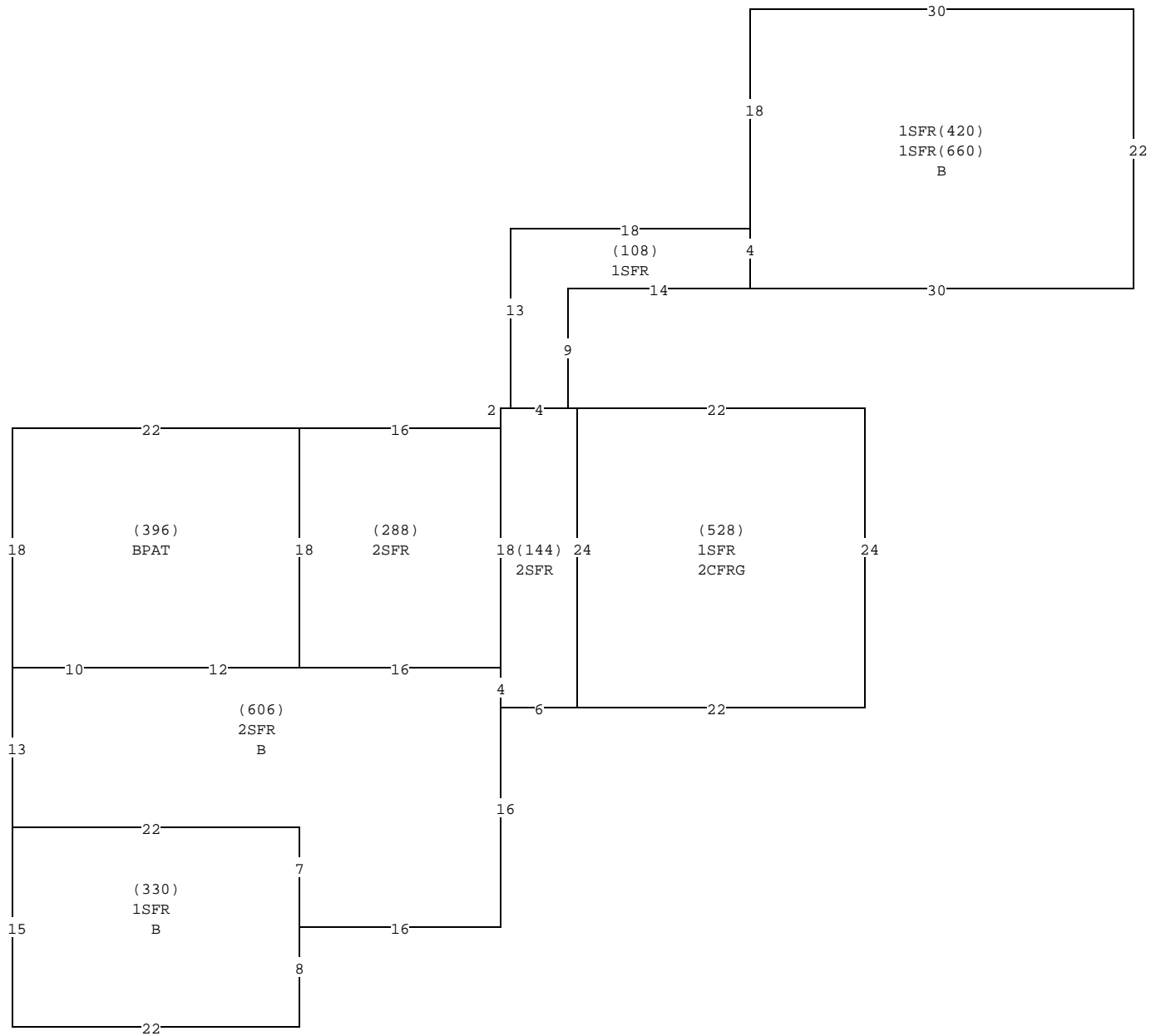
Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	3
Grade	33	C+	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addtn'l fixtures	3
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	4,122
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	2
			W/B stacks	
			W/B openings	
Actual Year Built: 1820				

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Notes: REMODELED 2004