

Property at 00011 VOLOVSKI ROAD

Prop ID 4450011

Printed 20-Feb-2010 7:03 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NELSON BRIAN K &
 Second name: COLLEEN M CASEY-NELSON
 Address: 11 VOLOVSKI ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4450011 Neigh.: Zone: R30 Vol: 236 Page: 328

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	02-Jul-1990
Resident Land	.69	87,500			Sale price:	175,000
Resident Excess	1.06	5,570			Sale valid:	
Resident Dwelling	1.00	121,870			Values	
					Mkt value :	
					Cost value:	307,060
Summary			Utilities		Sales ratios	
Total assessments		214,940	Water	Well	Cost/sale :	1.7546
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		214,940	Gas	None	Assmt/sale:	1.2282

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	1.060	7,500			7,950	5,570
Residual		46,174					
1.7500 acres				Total land value		132,950	93,070

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	Unfinished area
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	28
Attic	99	None	Full Baths	2
Grade	33	C+	Half Baths	Masonry trim sf
Garage	12	Basement 2 car	Addtn'l fixtures	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Whirlpools	Rec Room Size
Basement	04	Full with walk-o	Saunas	Living area
Bsmt Fin Qual	01	Unfinished	# Living Units	2,040
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	1
Exterior Cond	05	Good	W/B openings	1
Actual Year Built: 1965				

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,028
Basement	Full with walk		172,280
Heating	Yes	A/C Yes	5,220
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None		Attic size:
Additions			39,200
Other Features	WB Stks	Unfin	3,500
			10,000
Sub-Total			230,300
Grade	C+	Factor 1.0800	248,720
CDU		C&D Factor 1.00	248,720
Depreciation		30 %	174,100
Computed cost value @ 70%			121,870

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	252	4,700
L Living Area	BSMT Basement addition	319	4,100
L Living Area	FRFF Frame first floor	319	25,800
P Porches, Patios, Decks	DECK Wood deck	210	3,900
L Living Area	AIR Air conditioning	319	700
Total additions			39,200

