

Property at 00017 PARKER ROAD

Prop ID 4960017

Printed 07-Oct-2016 1:38 PM Design and Layout (C) Right/Angles

**Administrative Information**  
 Owner name: CAMPISI VINCE & JACQUELINE  
 Second name:  
 Address: 17 PARKER ROAD  
 City/state: AVON CT Zip: 06001

**Building Valuation Summary**

		Area	
Dwelling	Masonry 2 story w/bsmt	2,149	358,030
Basement	Full with walk		
Heating	Yes A/C Yes		10,340
Plumbing	7 F/B 2 H/B 3 Add'l fix. 1 Wh/p Saunas		30,400
Attic	Fully Finished Attic size: 2,149		39,216
Additions			99,800
Other Features	WB Stks M Stks RR		38,740
<b>Sub-Total</b>			<b>576,526</b>
Grade	AA- Factor 1.8500		1,066,570
CDU	C&D Factor 1.00		1,066,570
Depreciation	15 %		906,590
Computed cost value @ 70%			634,610

Assessments				Exemptions		Last sale	
Map: 017	Clerk map:			Zone: R40		Vol: 702 Page: 340	
Lot: 4960017	Neigh.:			Zone: R40		Vol: 702 Page: 340	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Sep-2016	
Resident Land	.92	227,500				Sale price: 1,225,000	
Resident Excess	.06	330				Sale valid:	
Resident Dwelling	1.00	634,610				Values	
Resident Outbldg	1.00	27,590				Mkt value :	
						Cost value: 1,271,470	
<b>Summary</b>				<b>Utilities</b>		<b>Sales ratios</b>	
Total assessments	890,030		Water	Avon	Cost/sale :	1.0379	
Total exemptions			Sewer	Public sewer	Mkt/sale :		
Net assessment	890,030		Gas	CNG	Assmt/sale:	.7266	

**Land Information**

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	325,000	325,000		325,000	227,500
Primary Site		40,075					
RES	12	.062	7,500	465		465	330
Residual		2,701					
.982 acres				Total land value		325,465	227,830

**Residential Dwelling Information**

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	7
Attic	01	Fully Finished	Half Baths	2
Grade	57	AA-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	1
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 2002	

**Building additions**

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	28,800
G Garages	FSF Full-story fin o/gar	912	43,100
L Living Area	AIR Air conditioning	912	2,000
L Living Area	FRUF Frame upper full	56	3,300
P Porches, Patios, Decks	FOFF Frame open first flo	56	2,400
L Living Area	AIR Air conditioning	56	100
L Living Area	FRFF Frame first floor	63	5,100
L Living Area	BSMT Basement addition	63	800
L Living Area	AIR Air conditioning	63	100
L Living Area	FRFF Frame first floor	34	2,700
L Living Area	BSMT Basement addition	34	400
L Living Area	AIR Air conditioning	34	100
P Porches, Patios, Decks	FOFF Frame open first flo	50	2,100
P Porches, Patios, Decks	BPAT Brick/flagstone pati	546	8,800
<b>Total additions</b>			<b>99,800</b>

**Outbuilding Information**

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	54	972	64.35	2003	B	78,811	50	39,410
<b>Value at 70%</b>			<b>27,590</b>	<b>Value at 100%</b>			<b>39,410</b>		

