

Property at 00358 COUNTRY CLUB ROAD

Prop ID 1940358

Printed 06-Feb-2024 9:20 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: TRACHSEL ROBIN JAMES &
 Second name: ANNE ELIZABTH
 Address: 358 COUNTRY CLUB ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	241,350
Basement	Full		1,064	
Heating	Yes	A/C Yes		6,940
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas	8,500
Attic	None	Attic size:		
Additions				185,393
Other Features	WB Stks M Stks RR	Bsmt Gar		30,087
Sub-Total				472,270
Grade	B-	Factor 1.1700		552,556
CDU		C&D Factor 1.00		552,556
Depreciation		35 %		359,161
Computed cost value @ 70%				251,413

Location Information			
Map: 018	Clerk map:		
Lot: 1940358	Neigh.:	Zone: R40	Vol: 769 Page: 589
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	94,500	
Resident Dwelling	1.00	251,410	
Resident Excess		.18	950
Summary		Utilities	
Total assessments	346,860	Water	Connecticut
Total exemptions		Sewer	Septic
Net assessment	346,860	Gas	None
		Sales ratios	
		Cost/sale :	1.0938
		Mkt/sale :	
		Assmt/sale:	.7657

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	210	5,563
L Living Area	FRFF Frame first floor	868	99,370
L Living Area	BSMT Basement addition	868	15,996
L Living Area	BSMT Basement addition	408	7,519
L Living Area	FRFF Frame first floor	408	46,708
L Living Area	AIR Air conditioning	868	2,639
L Living Area	AIR Air conditioning	408	1,240
P Porches, Patios, Decks	DECK Wood deck	240	6,358
Total additions			185,393

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.180	7,500	1,350		1,350	945
Residual		7,841					
1.100 acres				Total land value		136,350	95,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
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	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	38
Grade	37	B-	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	Rec Room Size
Air Condition	01	Central Air	Whirlpools	612
Interior Cond	05	Good	Saunas	Living area
Exterior Cond	05	Good	# Living Units	2,872
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1976				

