Town of Avon Residential Property Card

Property at 00174 CRAIGEMORE CIRCLE Prop ID 1960174 Printed 06-Sep-2024 2:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ALVES JOHN P
Second name:
Address: 174 CRAIGEMORE CIRCLE
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map:
Lot: 1960174 Neigh.: Zone: R30 Vol: 794 Page: 1147

Assessments

Assmt category	Qty	Amount
Resident Land	.71	94,500
Resident Dwellng	1.00	241,150
Resident Outbldg	2.00	18,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jun-2023
Sale price: 395,000
Sale valid: 07

Values

Mkt value :
Cost value: 505,900

Summary

Total assessments	354,130
Total exemptions	
Net assessment	354,130

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2808
Mkt/sale :
Assmt/sale: .8965

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.710	135,000	135,000		135,000	94,500
Primary Site		30,928					
		.710 acres		Total land value		135,000	94,500

Residential Dwelling Information

Subject	Code	Description
Style	08	Raised Ranch
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	01	Hot Water
Fuel	07	Propane Gas
Attic	99	None
Grade	33	C+
Garage	12	Basement 2 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	05	Living Area W/ A
Air Condition	01	Central Air
Interior Cond	06	Very Good
Exterior Cond	06	Very Good

Condominium

Story Height 1.0

Total Rooms	7	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths		Finish bsmt sz	800
Addtn'l fixtures	1	Rec Room Size	
Whirlpools		Living area	2,168
Saunas		# Living Units	1
M/F stacks			
W/B stacks	1		
W/B openings	2		

Actual Year Built: 1971

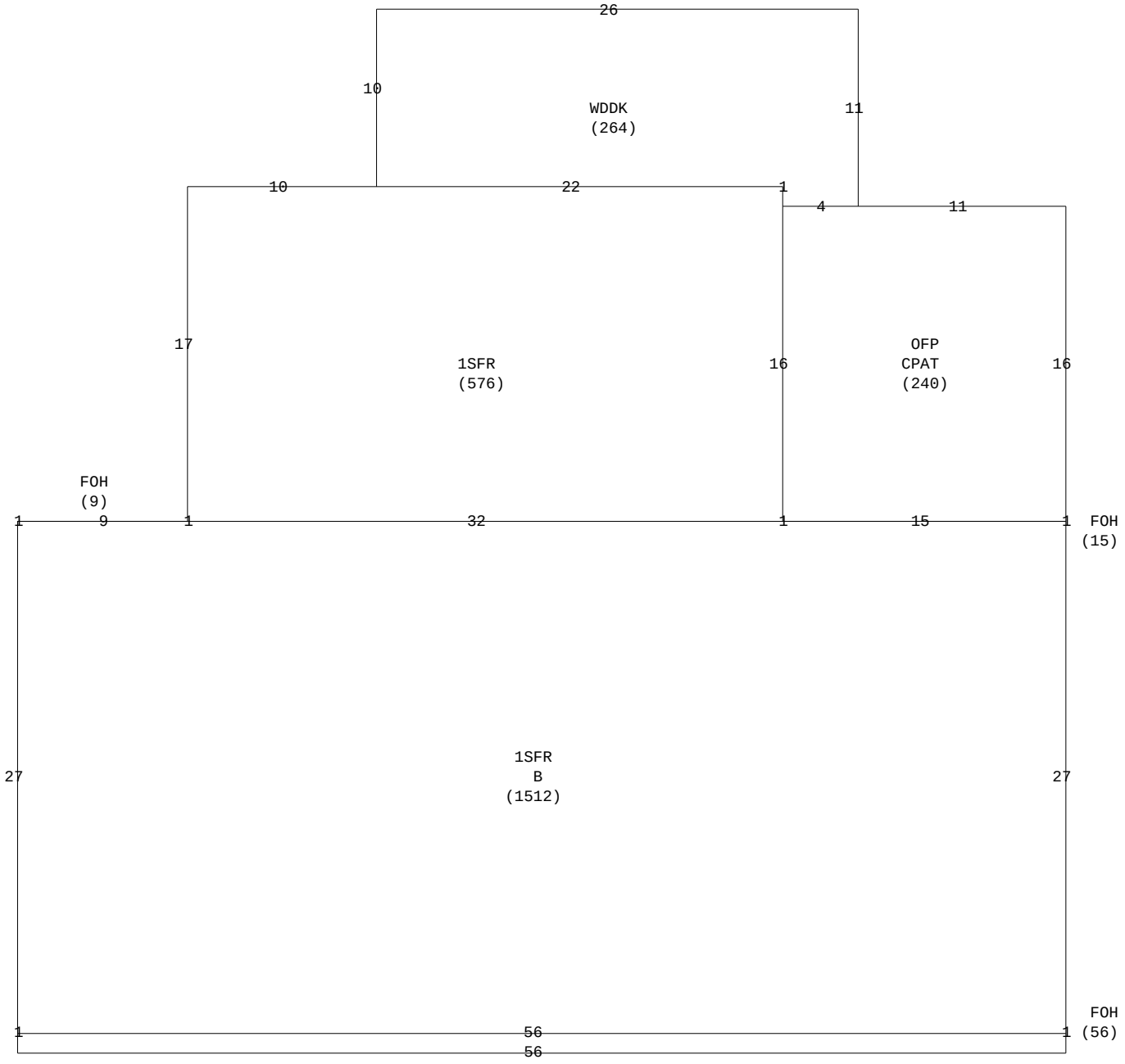
Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		1,512	245,470
Basement	Full				
Heating	Yes	A/C Yes			7,030
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions					96,929
Other Features		WB Stks		Bsmt Gar	38,795
Sub-Total					398,724
Grade	C+	Factor 1.0800			430,622
CDU		C&D Factor 1.00			430,622
Depreciation		20 %			344,498
		Computed cost value @ 70%			241,149

Building additions

Category		Type		Area	Value
L	Living Area	FRFF	Frame first floor	576	65,941
P	Porches, Patios, Decks	FOFF	Frame open first flo	240	14,622
P	Porches, Patios, Decks	CPAT	Concrete patio	240	2,046
L	Living Area	OVER	Frame Overhang	9	824
L	Living Area	OVER	Frame Overhang	15	1,374
P	Porches, Patios, Decks	DECK	Wood deck	264	6,993
L	Living Area	OVER	Frame Overhang	56	5,129
			Total additions		96,929

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
RP1 Pool w/	18	36	648	74.05		C	47,984	50	24,000
Plastic Linr									
Value at 70%			18,480			Value at 100%			26,400

Property at 00174 CRAIGEMORE CIRCLE Prop ID 1960174 Card 01 Scale: 1" = 8.45 feet