

Property at 00098 THOMPSON ROAD

Prop ID 4320098

Printed 07-Feb-2024 4:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DEDIOS ARWIN
Second name:
Address: 98 THOMPSON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 4320098 Neigh.: Zone: R40 Vol: 789 Page: 16

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Oct-2023
Resident Land	.92	94,500				Sale price: 392,000
Resident Dwelling	1.00	148,710				Sale valid:
					Values	
Resident Excess	.92	4,830				Mkt value : Cost value: 354,343
Summary			Utilities		Sales ratios	
Total assessments		248,040	Water	Well		Cost/sale : .9039
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		248,040	Gas	None		Assmt/sale: .6328

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	.920	7,500	6,900			6,900	4,830
Residual		40,075						
1.840 acres				Total land value			141,900	99,330

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	14	Log Cabin		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Garage cars	1
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	01	Fully Finished	Half Baths	
Grade	33	C+	Addtn'l fixtures	
Garage	11	Basement 1 car	Whirlpools	1,736
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1981	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	1,120	193,890
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	Fully Finished	Attic size: 1,100		30,905
Additions				9,590
Other Features		M Stks	Bsmt Gar	6,500
Sub-Total				245,885
Grade	C+	Factor 1.0800		265,556
CDU		C&D Factor 1.00		265,556
Depreciation		20 %		212,445
Computed cost value @ 70%				148,712

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	330	8,742
P Porches, Patios, Decks	DECK Wood deck	32	848
Total additions			9,590

