

Property at 00299 WEST AVON ROAD

Prop ID 4520299

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Administrative Information

Owner name: MERRITT DONNA M & STEWART A
 Second name:
 Address: 299 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 4520299 Neigh.: Zone: R40 Vol: 786 Page: 749

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Jul-2023
Resident Land	.92	87,500			Sale price: 508,000
Resident Dwelling	1.00	222,500			Sale valid: 07
Resident Outbldg	1.00	1,260			

Values

Resident Excess	1.23	6,460			Mkt value : Cost value: 453,886
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Summary

Total assessments	317,720	Water Well	Cost/sale : .8935
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	317,720	Gas None	Assmt/sale: .6254

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	1.230	7,500	9,225		9,225	6,458
Residual		53,579					

2.150 acres Total land value 134,225 93,958

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 2,034
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	06	Very Good	
Exterior Cond	06	Very Good	Actual Year Built: 1967

Building Valuation Summary

Dwelling	Masonry	1 story w/bsmt	Area 1,232	213,050
Basement	Full			
Heating	Yes	A/C Yes		5,990
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				137,104
Other Features	WB Stks			6,750

Sub-Total				367,894
Grade	C+	Factor 1.0800		397,326
CDU		C&D Factor 1.00		397,326
Depreciation		20 %		317,861
		Computed cost value @ 70%		222,503

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	308	36,551
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	FRFF Frame first floor	44	5,037
G Garages	MA Attached masonry LE	628	27,861
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	484	12,821
L Living Area	AIR Air conditioning	450	1,368

Total additions 137,104

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2017	C	3,600	50	1,800
Utility Shed									

Value at 70% 1,260

Value at 100% 1,800

