

Property at 00334 WEST AVON ROAD

Prop ID 4520334

Printed 07-Feb-2024 6:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BLOOM JUSTIN R AND
 Second name: PARE GABRIELLE S
 Address: 334 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 019 Clerk map:
 Lot: 4520334 Neigh.: Zone: R40 Vol: 769 Page: 270

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Nov-2021
Resident Land	.92	87,500			Sale price: 600,000
Resident Dwelling	1.00	245,400			Sale valid:
Resident Outbldg	1.00	1,680			Values
Resident Excess	.36	1,890			Mkt value :
					Cost value: 480,671
Summary		Utilities		Sales ratios	
Total assessments		336,470	Water	Connecticut	Cost/sale : .8011
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		336,470	Gas	CNG	Assmt/sale: .5608

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	.360	7,500	2,700		2,700	1,890
Residual		15,682					
				1.280 acres	Total land value	127,700	89,390

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
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	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Dormer linear f	68
Attic	99	None	Full Baths	4
Grade	40	B	Half Baths	
Garage	22	Attached 2 car	Masonry trim sf	208
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	750
Air Condition	01	Central Air	Living area	2,732
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1982				

Building Valuation Summary

	Area	
Dwelling	Frame	1 1/2 story w/bsmt
Basement	Full with walk	1,395
Heating	Yes	A/C Yes
Plumbing	4 F/B	H/B 3 Add'l fix.
Attic	None	1 Wh/p Saunas
Additions		73,723
Other Features	Mason Trim WB Stks	RR
		29,069
Sub-Total		428,042
Grade	B	Factor 1.2600
CDU		C&D Factor 1.00
Depreciation		35 %
Computed cost value @ 70%		245,396

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	360	24,114
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	DECK Wood deck	464	12,291
P Porches, Patios, Decks	BPAT Brick/flagstone pati	484	11,037
Total additions			73,723

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2002	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680		Value at 100%		2,400			

