

Property at 00645 WEST AVON ROAD

Prop ID 4520645

Printed 07-Feb-2024 6:17 PM Design and Layout (C) Right/Angles

Administrative Information	
BAAX	Owner name: AVON TOWN OF
	Second name:
	Address: 645 WEST AVON ROAD
	City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	504	112,820
Basement	None				-5,140
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					179,797
Other Features	WB Stks				9,250
Sub-Total					296,727
Grade	B-	Factor 1.1700			347,171
CDU		C&D Factor 1.00			347,171
Depreciation		50 %			173,586
Computed cost value @ 70%					121,510

Location Information			
Map: 024	Clerk map:		
Lot: 4520645	Neigh.:	Zone: R30	Vol: 786 Page: 256
Assessments		Exemptions	
Assmt category	Qty	Amount	
Resident Land	.92	87,500	
Resident Outbldg	1.00	17,640	
Resident Dwelling	1.00	121,510	
Resident Excess	.99	5,200	
Summary		Utilities	
Total assessments	231,850	Water Well	
Total exemptions		Sewer Septic	
Net assessment	231,850	Gas None	
Last sale		Values	
Sale date: 17-Jul-2023		Mkt value :	
Sale price: 335,000		Cost value: 331,214	
Sale valid:		Sales ratios	
		Cost/sale : .9887	
		Mkt/sale :	
		Assmt/sale: .6921	

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	.990	7,500	7,425		7,425	5,198
Residual	43,124						
1.910 acres				Total land value		132,425	92,698

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	9
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	2
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1872	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	210	20,026
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	UATT Unfinished attic	400	7,002
L Living Area	BSMT Basement addition	200	3,686
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
L Living Area	FRUH Frame upper half	100	5,114
L Living Area	FRFF Frame first floor	680	77,847
L Living Area	BSMT Basement addition	680	12,531
Total additions			179,797

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	30	30	900	55.95	2013	C	50,355	50	25,200
Block Detach Garage									
Value at 70%		17,640		Value at 100%		25,200			

