

Property at 00089 ARCH ROAD

Prop ID 1090089

Printed 05-Feb-2024 9:17 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BRAZILER FELIX &
Second name: SOFYA
Address: 89 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090089 Neigh.: Zone: R30 Vol: 285 Page: 980

Assessments

Assmt category	Qty	Amount
Resident Land	.46	87,500
Resident Dwelling	1.00	114,360
Resident Outbldg	2.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Oct-1993
Sale price: 158,000
Sale valid:

Values

Mkt value :
Cost value: 289,771

Summary

Total assessments	202,840
Total exemptions	
Net assessment	202,840

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.8340
Mkt/sale :
Assmt/sale: 1.2838

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.460	125,000	125,000			125,000	87,500
Primary Site		20,038						

.460 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,242	209,940
Basement	Full				
Heating	Yes	A/C Yes			6,030
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					5,602
Other Features	WB Stks		Bsmt Gar		24,759

Sub-Total				251,331
Grade	C	Factor 1.0000		251,331
CDU		C&D Factor 1.00		251,331
Depreciation		35 %		163,365
		Computed cost value @ 70%		114,356

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	CPAT Concrete patio	160	1,364

Total additions 5,602

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
RS1 Frame	2	8	16	30.00		C	480	50	200
Utility Shed									
Value at 70%		980					Value at 100%		1,400

Scale: 1" = 5.03 feet