

Property at 00123 ARCH ROAD

Prop ID 1090123

Printed 03-Feb-2026 2:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DERICK NEILL AND CAROL
 Second name:
 Address: 123 ARCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1090123 Neigh.: Zone: R30 Vol: 567 Page: 086

Assessments

Assmt category	Qty	Amount
Resident Land	.46	87,500
Resident Dwelling	1.00	119,270
Resident Outbldg	2.00	3,780

Exemptions

Exempt	Cat	Amount
LBA	Volfire	46,880

Last sale

Sale date: 29-Oct-2007
 Sale price: 255,000
 Sale valid:

Values

Mkt value :
 Cost value: 300,786

Summary

Total assessments	210,550
Total exemptions	46,880
Net assessment	163,670

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1796
 Mkt/sale :
 Assmt/sale: .8257

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	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1954

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	219,550
Basement	Full		1,315	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				32,451
Other Features	Mason Trim WB Stks			10,138

Sub-Total		262,139
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	262,139
Depreciation	35 %	170,390
	Computed cost value @ 70%	119,273

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	140	13,351
G Garages	FR Attached frame LE 65	420	19,100

Total additions 32,451

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	14	20	280	30.00	2021	C	8,400	50	4,200
Utility Shed									

Value at 70% 3,780

Value at 100% 5,400

