

Property at 00148 ARCH ROAD

Prop ID 1090148

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

Administrative Information

Owner name: FARZINZAD JOSEPH
 Second name:
 Address: 148 ARCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1090148 Neigh.: Zone: R40 Vol: 769 Page: 146

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Nov-2021
Resident Land	.92	87,500	LBA	Volfire	62,500	Sale price: 320,000
Resident Dwelling	1.00	160,860				Sale valid:
Resident Outbldg	1.00	2,030				Values
Resident Excess	1.88	9,870				Mkt value :
						Cost value: 371,800
Summary			Utilities		Sales ratios	
Total assessments		260,260	Water	Well	Cost/sale :	1.1619
Total exemptions		62,500	Sewer	Septic	Mkt/sale :	
Net assessment		197,760	Gas	None	Assmt/sale:	.8133

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	1.880	7,500	14,100			14,100	9,870
Residual		81,893						
2.800 acres		Total land value		139,100			97,370	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	

Building Valuation Summary

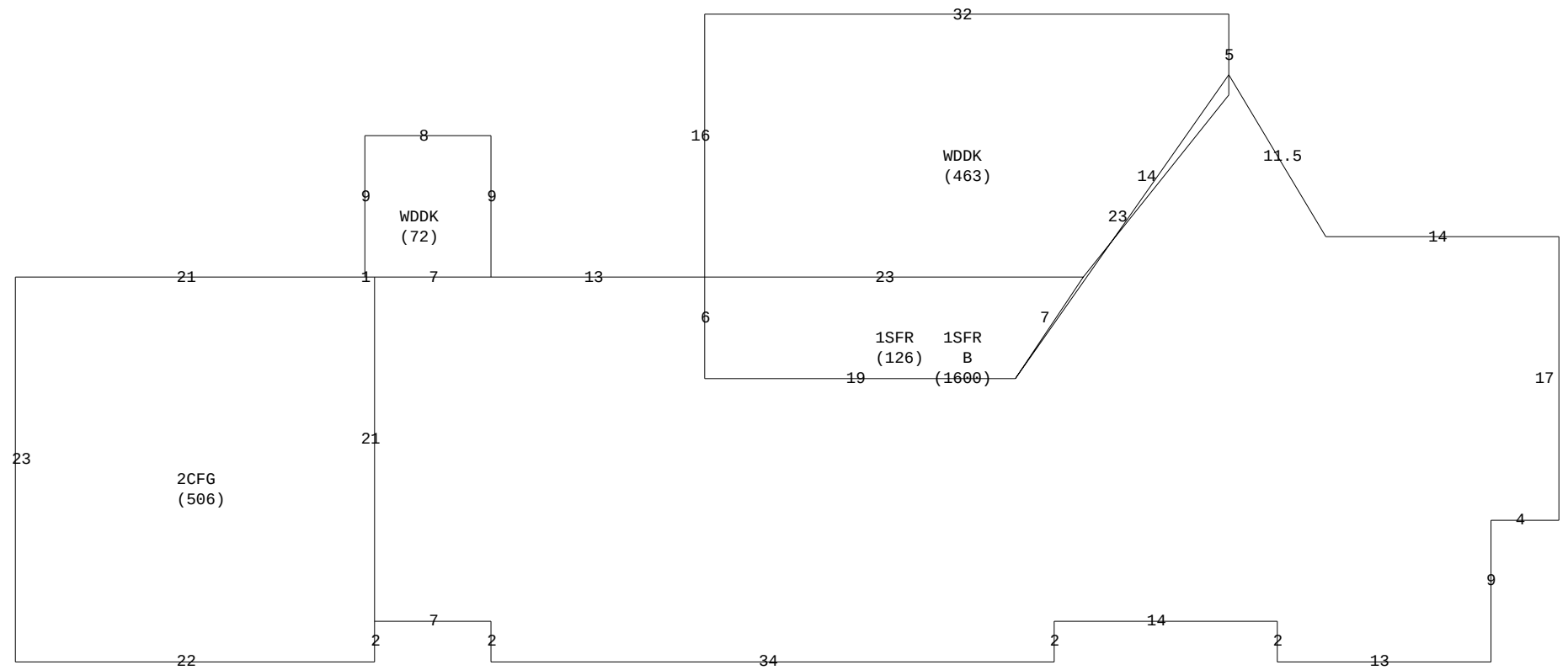
Dwelling	Frame	1 story w/bsmt	Area	1,549	250,340
Basement	Full				
Heating	Yes	A/C Yes			7,170
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					51,053
Other Features		WB Stks	RR		15,294
Sub-Total					327,357
Grade	C+	Factor 1.0800			353,546
CDU		C&D Factor 1.00			353,546
Depreciation		35 %			229,805
		Computed cost value @ 70%			160,864

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	506	22,456
P Porches, Patios, Decks	DECK Wood deck	72	1,907
L Living Area	FRFF Frame first floor	126	14,425
P Porches, Patios, Decks	DECK Wood deck	463	12,265
Total additions			51,053

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				



THIS PROPERTY HAS AN ABOVE GROUND POOL 24' IN DIAMETER