

Property at 00155 ARCH ROAD

Prop ID 1090155

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Administrative Information

Owner name: JADNEY KATE L AND
Second name: RANALDI AURELIO II
Address: 155 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090155 Neigh.: Zone: R40 Vol: 705 Page: 618

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	229,580
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Apr-1990
Sale price: 140,000
Sale valid:

Values

Mkt value :
Cost value: 462,729

Summary

Total assessments	323,910
Total exemptions	
Net assessment	323,910

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.3052
Mkt/sale :
Assmt/sale: 2.3136

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	.980	7,500	7,350		7,350	5,145
Residual		42,689					

1.900 acres Total land value 132,350 92,645

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
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	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	04	Fully finished w	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.		Unknown	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2009	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,587
Basement	Full with walk		255,340
Heating	Yes	A/C Yes	7,310
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p Saunas
Attic	Fully finished w/WH		Attic size: 710
Additions			41,281
Other Features	M Stks	Bsmt Gar	8,000

Sub-Total		350,400
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	409,968
Depreciation	20 %	327,974
	Computed cost value @ 70%	229,582

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	FOFF Frame open first flo	608	37,043

Total additions 41,281

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2025	C	4,800	50	2,400
Utility Shed									

Value at 70% 1,680

Value at 100% 2,400

