

Property at 00156 ARCH ROAD

Prop ID 1090156

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Administrative Information

Owner name: GALLO DAVID P & ELIZABETH A
Second name:
Address: 156 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090156 Neigh.: Zone: R40 Vol: 719 Page: 211

Assessments

Assmt category	Qty	Amount
Resident Land	.79	87,500
Resident Dwelling	1.00	122,380
Resident Outbldg	1.00	8,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-May-2018
Sale price: 187,000
Sale valid:

Values

Mkt value :
Cost value: 312,629

Summary

Total assessments	218,840
Total exemptions	
Net assessment	218,840

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6718
Mkt/sale :
Assmt/sale: 1.1703

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.792	125,000	125,000			125,000	87,500
Primary Site		34,500						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	720	182,770
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				74,451
Other Features	WB Stks			6,750

Sub-Total		268,971
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	268,971
Depreciation	35 %	174,831
	Computed cost value @ 70%	122,382

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	35	3,338
L Living Area	FRFF Frame first floor	450	51,516
P Porches, Patios, Decks	FEFF Frame enclosed first	90	8,583
P Porches, Patios, Decks	BPAT Brick/flagstone pati	483	11,014

Total additions 74,451

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	19	24	456	55.95		C	25,513	50	12,800
Block Detach Garage									

Value at 70% 8,960

Value at 100% 12,800

