

Property at 00167 ARCH ROAD

Prop ID 1090167

Printed 05-Feb-2024 9:21 AM Design and Layout (C) Right/Angles

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: 1090167 Neigh.: Zone: R40 Vol: 765 Page: 187

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	74,120
Resident Outbldg	3.00	42,350
Resident Excess	.08	420

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 31-Aug-2021
 Sale price: 171,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 291,986

Summary

Total assessments	204,390
Total exemptions	
Net assessment	204,390

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7075
 Mkt/sale :
 Assmt/sale: 1.1953

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

125,600

87,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	27	C-		
Garage	32	Detached 2 car		
Area Over Gar.	03	Partial		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		
			Actual Year Built: 1933	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	468	160,400
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					13,158
Other Features					

Sub-Total					177,058
Grade	C-	Factor .9200			162,893
CDU		C&D Factor 1.00			162,893
Depreciation		35 %			105,880
		Computed cost value @ 70%			74,116

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	99	11,334
L Living Area	BSMT Basement addition	99	1,824

Total additions 13,158

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	30	24	720	55.95		C	40,284	50	20,100
Block Detach Garage									
C18 1 story	30	24	720	109.0		C	78,480	50	39,200
frame									
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			42,350				Value at 100%		60,500

