

Property at 00173 ARCH ROAD

Prop ID 1090173

Printed 05-Feb-2024 9:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CARVALHO DANIEL & RUTH E
Second name:
Address: 173 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 96 035
Lot: 1090173 Neigh.: Zone: R40 Vol: 576 Page: 315

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	1.00	3,780
Resident Dwelling	1.00	216,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2008
Sale price: 425,000
Sale valid:

Values

Mkt value :
Cost value: 449,271

Summary

Total assessments	314,490
Total exemptions	
Net assessment	314,490

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0571
Mkt/sale :
Assmt/sale: .7400

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	1.260	7,500	9,450			9,450	6,615
Residual	54,886							

2.180 acres

Total land value

134,450

94,115

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1997

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	251,790
Basement	Full		936	
Heating	Yes	A/C Yes		7,250
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				123,723
Other Features		RR		10,024

Sub-Total			409,287
Grade	C+	Factor 1.0800	442,030
CDU		C&D Factor 1.00	442,030
Depreciation		30 %	309,421
		Computed cost value @ 70%	216,595

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	130	2,396
L Living Area	FRFF Frame first floor	130	14,883
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
G Garages	FR Attached frame LE 65	616	26,747
G Garages	FSF Full-story fin o/gar	616	41,262
L Living Area	AIR Air conditioning	130	395
L Living Area	AIR Air conditioning	616	1,873
P Porches, Patios, Decks	BPAT Brick/flagstone pati	160	3,649
P Porches, Patios, Decks	FOFF Frame open first flo	252	15,353

Total additions 123,723

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	18	288	30.00		B	10,886	50	5,400
Utility Shed									
Value at 70%			3,780				Value at 100%		5,400

