

Property at 00177 ARCH ROAD

Prop ID 1090177

Printed 30-Dec-2025 10:11 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GIRARDIN KENNETH G AND  
 Second name: SUSAN E  
 Address: 177 ARCH ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 013 Clerk map: 96 035  
 Lot: 1090177 Neigh.: Zone: R40 Vol: 639 Page: 080

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat   | Amount | Sale date: 23-Dec-2003 |
|-------------------|------|---------|--------------|--------|------------------------|
| Resident Land     | .92  | 87,500  | EAB Disabled | 1,000  | Sale price: 193,000    |
| Resident Outbldg  | 1.00 | 6,020   | AAA Veteran  | 1,000  | Sale valid:            |
| Resident Dwelling | 1.00 | 120,740 | CAB Add Vet  | 500    | Values                 |
|                   |      |         | DAC Veteran  | 10,000 | Mkt value :            |
| Resident Excess   | 1.04 | 5,450   |              |        | Cost value: 313,871    |

## Summary

| Total assessments | 219,710 | Utilities    |  | Sales ratios |        |
|-------------------|---------|--------------|--|--------------|--------|
| Total exemptions  | 12,500  | Water Well   |  | Cost/sale :  | 1.6263 |
| Net assessment    | 207,210 | Sewer Septic |  | Mkt/sale :   |        |
|                   |         | Gas None     |  | Assmt/sale:  | 1.1384 |

## 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  | 1.038            | 7,500   | 7,785   |           | 7,785   | 5,450     |
| Residual     |     | 45,215           |         |         |           |         |           |
| 1.958 acres  |     | Total land value |         | 132,785 |           | 92,950  |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |    |
|----------------|------|------------------|-------------------------|----|
| Style          | 02   | Cape             |                         |    |
| Exterior Walls | 03   | Aluminum Siding  |                         |    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |    |
| Roof Type      | 01   | Gable            |                         |    |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6  |
| Interior Walls | 01   | Plaster          | Bedrooms                | 2  |
| Floors         | 01   | Hardwood         | Family Rooms            | 12 |
| Heating System | 01   | Hot Water        | Full Baths              | 1  |
| Fuel           | 01   | Oil              | Half Baths              |    |
| Attic          | 01   | Fully Finished   | 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              |    |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |    |
| Air Condition  | 99   | None             |                         |    |
| Interior Cond  | 05   | Good             |                         |    |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1941 |    |

## Building Valuation Summary

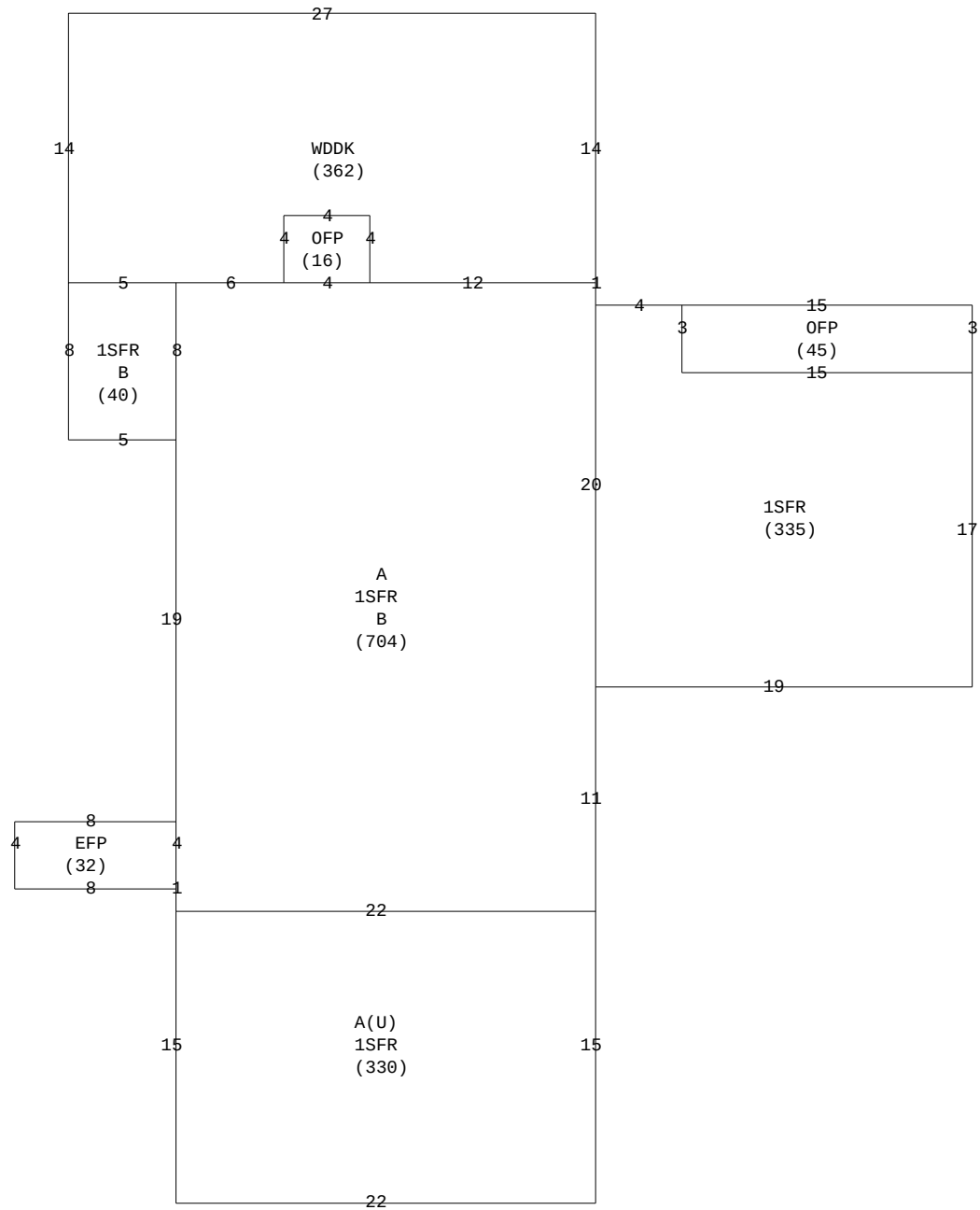
| Dwelling       | Frame          | 1 story w/bsmt            | Area | 139,140 |
|----------------|----------------|---------------------------|------|---------|
| Basement       | Full           |                           | 704  |         |
| Heating        | Yes            | A/C No                    |      |         |
| Plumbing       | 1 F/B          | H/B Add'l fix.            | Wh/p | Saunas  |
| Attic          | Fully Finished | Attic size: 704           |      | 22,636  |
| Additions      |                |                           |      | 103,581 |
| Other Features |                |                           |      |         |
| Sub-Total      |                |                           |      | 265,357 |
| Grade          | C              | Factor 1.0000             |      | 265,357 |
| CDU            |                | C&D Factor 1.00           |      | 265,357 |
| Depreciation   |                | 35 %                      |      | 172,482 |
|                |                | Computed cost value @ 70% |      | 120,737 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| L Living Area            | FRFF Frame first floor    | 330  | 37,779  |
| L Living Area            | UATT Unfinished attic     | 330  | 5,777   |
| P Porches, Patios, Decks | DECK Wood deck            | 362  | 9,589   |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 32   | 3,052   |
| L Living Area            | FRFF Frame first floor    | 40   | 4,579   |
| L Living Area            | BSMT Basement addition    | 40   | 737     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 16   | 975     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 45   | 2,742   |
| L Living Area            | FRFF Frame first floor    | 335  | 38,351  |
| Total additions          |                           |      | 103,581 |

## Outbuilding Information

| Description         | Wid | Len   | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|---------------------|-----|-------|------|-------|------|-----|---------------|------|-------|
| RG1 Frame or Con    | 14  | 22    | 308  | 55.95 | 1997 | C   | 17,233        | 50   | 8,600 |
| Block Detach Garage |     |       |      |       |      |     |               |      |       |
| Value at 70%        |     | 6,020 |      |       |      |     | Value at 100% |      | 8,600 |



ADDITION IN AT 50% 335 SQ. FT.