

Property at 00192 ARCH ROAD

Prop ID 1090192

Printed 22-Aug-2025 8:26 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAUVIN RENEE
Second name:
Address: 192 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090192 Neigh.: Zone: R40 Vol: 805 Page: 1065

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Sep-2021
Resident Land	.92	87,500				Sale price: 265,000
Resident Dwelling	1.00	107,310				Sale valid:
					Values	
Resident Excess	.08	420				Mkt value :
						Cost value: 278,900
Summary			Utilities		Sales ratios	
Total assessments		195,230	Water	Well		Cost/sale : 1.0525
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		195,230	Gas	None		Assmt/sale: .7367

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	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	890
Garage	22	Attached 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: 1947	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	890
Basement	Full		163,620
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Fully Finished	Attic size: 890	5,000
Additions			26,520
Other Features	WB Stks		33,961
			6,750
Sub-Total			235,851
Grade	C	Factor 1.0000	235,851
CDU		C&D Factor 1.00	235,851
Depreciation		35 %	153,303
		Computed cost value @ 70%	107,312

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
L Living Area	FRFF Frame first floor	6	687
P Porches, Patios, Decks	CPAT Concrete patio	180	1,534
Total additions			33,961

