

Property at 00194 ARCH ROAD

Prop ID 1090194

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Administrative Information

Owner name: KUSMIERZ JOANNA & ROBERT
Second name:
Address: 194 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090194 Neigh.: Zone: R40 Vol: 716 Page: 645

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	241,210

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jan-2018
Sale price: 360,000
Sale valid: 14

Values

Resident Excess	.04	210	
Mkt value :			
Cost value:		469,886	

Summary

Total assessments	328,920	
Total exemptions		
Net assessment	328,920	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3052
Mkt/sale :
Assmt/sale: .9137

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	.040	7,500	300			300	210
Residual	1,742							

.960 acres

Total land value

125,300

87,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	06	Brick		
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	05	W/W over sub-flo	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

Building Valuation Summary

				Area	
Dwelling	Masonry	2 story w/bsmt		1,154	308,730
Basement	Full				
Heating	Yes	A/C Yes			8,450
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	16,500
Attic	None		Attic size:		
Additions					93,034
Other Features		WB Stks	RR		26,397

Sub-Total				453,111
Grade	B-	Factor 1.1700		530,140
CDU		C&D Factor 1.00		530,140
Depreciation		35 %		344,591
		Computed cost value @ 70%		241,214

Building additions

Category	Type		Area	Value
L Living Area	FRFF	Frame first floor	496	56,783
L Living Area	BSMT	Basement addition	496	9,140
G Garages	FR	Attached frame LE 65	534	23,548
P Porches, Patios, Decks	CPAT	Concrete patio	224	1,909
L Living Area	AIR	Air conditioning	544	1,654

Total additions 93,034

