

Property at 00195 ARCH ROAD

Prop ID 1090195

Printed 05-Feb-2024 9:24 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VINCENT TIMOTHY P
 Second name:
 Address: 195 ARCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1090195 Neigh.: Zone: R40 Vol: 523 Page: 1021

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-1986
Resident Land	.92	87,500				Sale price: 80,000
Resident Dwelling	1.00	249,690				Sale valid:
Resident Outbldg	2.00	26,320				Values
Resident Excess	.13	680				Mkt value :
						Cost value: 520,271
Summary			Utilities		Sales ratios	
Total assessments	364,190		Water	Well	Cost/sale :	6.5034
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	364,190		Gas	None	Assmt/sale:	4.5524

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	.130	7,500	975			975	683
Residual	5,663							
1.050 acres		Total land value		125,975	88,183			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	23	Attached 3 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: 1954	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	690	137,300
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					356,813
Other Features					
Sub-Total					508,113
Grade	C+	Factor 1.0800			548,762
CDU		C&D Factor 1.00			548,762
Depreciation		35 %			356,695
		Computed cost value @ 70%			249,687

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	576	25,806
P Porches, Patios, Decks	DECK Wood deck	352	9,324
L Living Area	FRFF Frame first floor	740	84,716
L Living Area	FRUF Frame upper full	740	61,960
L Living Area	BSMT Basement addition	740	13,637
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	OVER Frame Overhang	74	6,777
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	792	90,669
G Garages	FR Attached frame LE 65	408	18,632
G Garages	FSF Full-story fin o/gar	576	38,583
Total additions			356,813

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2000	C	71,636	50	35,800
RS1 Frame Utility Shed	8	12	96	30.00		B	3,629	50	1,800
Value at 70%	26,320		Value at 100%		37,600				

