

Property at 00197 ARCH ROAD

Prop ID 1090197

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

## Administrative Information

Owner name: LEE TIANNA LYN & JAMAAL E  
Second name:  
Address: 197 ARCH ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 013 Clerk map:  
Lot: 1090197 Neigh.: Zone: R40 Vol: 756 Page: 825

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 87,500  |
| Resident Dwelling | 1.00 | 188,310 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 18-May-2020  
Sale price: 370,500  
Sale valid:

## Values

| Resident Excess | 1.01 | 5,300 |
|-----------------|------|-------|
|                 |      |       |

Mkt value :  
Cost value: 401,586

## Summary

| Total assessments | 281,110 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 281,110 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 1.0839  
Mkt/sale :  
Assmt/sale: .7587

## 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  | 1.010      | 7,500   | 7,575   |      |      | 7,575   | 5,303     |
| Residual     |     | 43,996     |         |         |      |      |         |           |

1.930 acres

Total land value

132,575

92,803

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium        |
|----------------|------|------------------|--------------------|
| Style          | 04   | Colonial         |                    |
| Exterior Walls | 01   | Clapboards       |                    |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0   |
| Roof Type      | 01   | Gable            |                    |
| Foundation     | 01   | Poured Concrete  | Total Rooms 8      |
| Interior Walls | 02   | Drywall          | Garage cars 2      |
| Floors         | 05   | W/W over sub-flo | Bedrooms 4         |
| Heating System | 02   | Forced Hot Air   | Family Rooms 1     |
| Fuel           | 01   | Oil              | Full Baths 2       |
| Attic          | 99   | None             | Half Baths 1       |
| Grade          | 33   | C+               | Addtn'l fixtures 1 |
| Garage         | 22   | Attached 2 car   | Whirlpools 1       |
| Area Over Gar. | 99   | None             | Saunas             |
| Basement       | 01   | Full             | M/F stacks         |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B stacks 2       |
| Air Condition  | 01   | Central Air      | W/B openings 2     |
| Interior Cond  | 05   | Good             |                    |
| Exterior Cond  | 05   | Good             |                    |

Actual Year Built: 1987

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt     | Area<br>1,176 | 298,670 |
|----------------|-------|--------------------|---------------|---------|
| Basement       | Full  |                    |               |         |
| Heating        | Yes   | A/C Yes            |               | 8,570   |
| Plumbing       | 2 F/B | 1 H/B 1 Add'l fix. | 1 Wh/p        | 11,500  |
| Attic          | None  | Attic size:        |               |         |
| Additions      |       |                    |               | 50,976  |
| Other Features |       | WB Stks            |               | 13,500  |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 383,216 |
| Grade        | C+ | Factor 1.0800             |  | 413,873 |
| CDU          |    | C&D Factor 1.00           |  | 413,873 |
| Depreciation |    | 35 %                      |  | 269,017 |
|              |    | Computed cost value @ 70% |  | 188,312 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 676  | 30,286 |
| L Living Area            | OVER Frame Overhang      | 64   | 5,861  |
| P Porches, Patios, Decks | DECK Wood deck           | 463  | 12,265 |
| L Living Area            | OVER Frame Overhang      | 28   | 2,564  |

Total additions 50,976

