

Property at 00214 ARCH ROAD

Prop ID 1090214

Printed 05-Feb-2024 9:25 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCBRIDE KENNETH B AND
Second name: ROSE ANN
Address: 214 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090214 Neigh.: Zone: R40 Vol: 726 Page: 841

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Mar-2019
Resident Land	.92	87,500				Sale price: 277,500
Resident Dwelling	1.00	150,720				Sale valid:
					Values	
Resident Excess	.69	3,620				Mkt value : Cost value: 345,486
Summary			Utilities		Sales ratios	
Total assessments		241,840	Water	Well		Cost/sale : 1.2450
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		241,840	Gas	None		Assmt/sale: .8715

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	.690	7,500	5,175			5,175	3,623
Residual		30,056						
1.610 acres				Total land value			130,175	91,123

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	3
Grade	30	C	Masonry trim sf	
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	99	None	Living area	2,274
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1951	

Building Valuation Summary

		Area	
Dwelling	Masonry	1 1/2 story w/bsmt	946
Basement	Full		227,990
Heating	Yes	A/C No	
Plumbing	3 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size: 900	10,000
Additions			86,506
Other Features	WB Stks		6,750
Sub-Total			331,246
Grade	C	Factor 1.0000	331,246
CDU		C&D Factor 1.00	331,246
Depreciation		35 %	215,310
Computed cost value @ 70%			150,717

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	484	32,420
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	FRUF Frame upper full	112	9,378
P Porches, Patios, Decks	DECK Wood deck	324	8,583
Total additions			86,506

