

Property at 00235 ARCH ROAD

Prop ID 1090235

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Administrative Information

Owner name: MORGAN JAMES V & JOANNE B
Second name:
Address: 235 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090235 Neigh.: Zone: R40 Vol: 674 Page: 615

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jun-2014
Resident Land	.92	87,500				Sale price: 424,000
Resident Dwelling	1.00	308,110				Sale valid:
					Values	
Resident Excess	.14	740				Mkt value :
						Cost value: 566,214
Summary			Utilities		Sales ratios	
Total assessments		396,350	Water	Well		Cost/sale : 1.3354
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		396,350	Gas	None		Assmt/sale: .9348

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	.140	7,500	1,050			1,050	735
Residual		6,098						
		1.060 acres		Total land value			126,050	88,235

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	06	W/W over wood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	03	Partial > half	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,801
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1955	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	3,801	546,690
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		15,530
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	15,000
Attic	None	Attic size:	Saunas	
Additions				42,799
Other Features		WB Stks		9,250
Sub-Total				627,009
Grade	C+	Factor 1.0800		677,170
CDU		C&D Factor 1.00		677,170
Depreciation		35 %		440,161
Computed cost value @ 70%				308,113

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	BPAT Brick/flagstone pati	716	16,328

Total additions 42,799

