

Property at 00247 ARCH ROAD

Prop ID 1090247

Printed 05-Feb-2024 9:27 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: ZEITLER RAYMOND & TERESA  
 Second name:  
 Address: 247 ARCH ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 013 Clerk map:  
 Lot: 1090247 Neigh.: Zone: R40 Vol: 307 Page: 195

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 87,500  |
| Resident Dwelling | 1.00 | 145,760 |

## Exemptions

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

## Last sale

Sale date: 01-Jun-1995  
 Sale price: 161,800  
 Sale valid: Y

## Values

| Resident Excess |  | Amount | Mkt value : | Cost value: |
|-----------------|--|--------|-------------|-------------|
| .81             |  | 4,250  |             | 339,300     |

## Summary

| Total assessments | 237,510 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 237,510 |

## Utilities

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

## Sales ratios

Cost/sale : 2.0970  
 Mkt/sale :  
 Assmt/sale: 1.4679

## 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  | .810       | 7,500   | 6,075   |      |      | 6,075   | 4,253     |
| Residual     |     | 35,284     |         |         |      |      |         |           |

1.730 acres

Total land value

131,075

91,753

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 02   | Wood Shingles    |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 02   | Hip              |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              |   |
| Attic          | 99   | None             | Addn'l fixtures         |   |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 1 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1950 |   |

## Building Valuation Summary

|                           |       |                 |      |        |         |
|---------------------------|-------|-----------------|------|--------|---------|
| Dwelling                  | Frame | 1 story w/bsmt  | Area | 1,350  | 224,150 |
| Basement                  | Full  |                 |      |        |         |
| Heating                   | Yes   | A/C No          |      |        |         |
| Plumbing                  | 2 F/B | H/B Add'l fix.  | Wh/p | Saunas | 5,000   |
| Attic                     | None  | Attic size:     |      |        |         |
| Additions                 |       |                 |      |        | 50,291  |
| Other Features            |       | WB Stks         | RR   |        | 17,178  |
| Sub-Total                 |       |                 |      |        | 296,619 |
| Grade                     | C+    | Factor 1.0800   |      |        | 320,349 |
| CDU                       |       | C&D Factor 1.00 |      |        | 320,349 |
| Depreciation              |       | 35 %            |      |        | 208,227 |
| Computed cost value @ 70% |       |                 |      |        | 145,759 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | UTIL Utility building     | 253  | 7,226  |
| G Garages                | FR Attached frame LE 65   | 483  | 21,558 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 317  | 19,314 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 36   | 2,193  |

Total additions 50,291

