

Property at 00253 ARCH ROAD

Prop ID 1090253

Printed 20-Aug-2026 10:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OHANNESSIAN RYAN
 Second name:
 Address: 253 ARCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1090253 Neigh.: Zone: R40 Vol: 817 Page: 274

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Aug-2026
Resident Land	.92	87,500			Sale price: 535,000
Resident Dwelling	1.00	140,930			Sale valid:
Resident Outbldg	2.00	3,640			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Mkt value :
Resident Excess	.48	2,520			Cost value: 335,129

Summary

Category	Amount	Utilities	Sales ratios
Total assessments	234,590	Water Well	Cost/sale : .6264
Total exemptions		Sewer Septic	Mkt/sale :
Net assessment	234,590	Gas None	Assmt/sale: .4385

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	.480	7,500	3,600		3,600	2,520
Residual		20,909					

1.400 acres Total land value 128,600 90,020

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Dormer linear f
Attic	99	None	Full Baths 1
Grade	33	C+	Masonry trim sf
Garage	22	Attached 2 car	Half Baths 1
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Rec Room Size 730
Bsmt Fin Qual	02	Rec Room w/o air	Living area 1,316
Air Condition	99	None	Whirlpools
Interior Cond	05	Good	# Living Units
Exterior Cond	05	Good	

Actual Year Built: 1953

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	Value
Basement	Full		1,316	219,680
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 4,000
Attic	None	Attic size:		
Additions				40,289
Other Features	WB Stks	RR		22,825
Sub-Total				286,794
Grade	C+	Factor 1.0800		309,738
CDU		C&D Factor 1.00		309,738
Depreciation		35 %		201,330
		Computed cost value @ 70%		140,931

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	437	19,763
P Porches, Patios, Decks	BPAT Brick/flagstone pati	231	5,268
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258

Total additions 40,289

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	22	220	30.00		C	6,600	50	3,300
Utility Shed									
RC2 Canopy	8	22	176	21.10		C	3,714	50	1,900

Value at 70% 3,640

Value at 100% 5,200

