

Property at 00257 ARCH ROAD

Prop ID 1090257

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

Administrative Information

Owner name: GAUTHIER SCOTT D AND
 Second name: KATHLEEN H
 Address: 257 ARCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1090257 Neigh.: Zone: R40 Vol: 300 Page: 0077

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	—Last sale—
Resident Land	.92	87,500			Sale date: 29-Sep-1994
Resident Dwelling	1.00	172,790			Sale price: 130,000
Resident Outbldg	1.00	16,940			Sale valid: Y

Resident Excess	.28	1,470	—Values—
			Mkt value :
			Cost value: 398,143

Summary

Total assessments	278,700	—Utilities—	—Sales ratios—
Total exemptions		Water Well	Cost/sale : 3.0626
Net assessment	278,700	Sewer Septic	Mkt/sale :
		Gas None	Assmt/sale: 2.1438

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	.280	7,500	2,100		2,100	1,470
Residual	12,197						

1.200 acres Total land value 127,100 88,970

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 4
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 2
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Masonry trim sf 256
Grade	33	C+	Half Baths
Garage	22	Attached 2 car	Addtn'l fixtures
Area Over Gar.	99	None	Whirlpools
Basement	01	Full	Saunas
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1953

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	185,990
Basement	Full		1,060	
Heating	Yes	A/C Yes		5,350
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				136,229
Other Features	Mason Trim WB Stks	RR		19,056

Sub-Total			351,625
Grade	C+	Factor 1.0800	379,755
CDU		C&D Factor 1.00	379,755
Depreciation		35 %	246,841
		Computed cost value @ 70%	172,789

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	418	19,022
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
P Porches, Patios, Decks	BPAT Brick/flagstone pati	322	7,343
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	704	80,595
L Living Area	BSMT Basement addition	704	12,973
L Living Area	AIR Air conditioning	704	2,140

Total additions 136,229

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	36	864	55.95	2017	C	48,341	50	24,200
Block Detach Garage									

Value at 70% 16,940

Value at 100% 24,200

