

Property at 00264 ARCH ROAD

Prop ID 1090264

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Administrative Information

Owner name: ROUSE KEITH & MARY E
 Second name:
 Address: 264 ARCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1090264 Neigh.: Zone: R40 Vol: 769 Page: 411

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Dec-2021
Resident Land	.92	87,500			Sale price: 450,000
Resident Outbldg	1.00	12,600			Sale valid:
Resident Dwelling	1.00	216,210			

Values

Resident Excess	1.13	5,930	Mkt value :	
			Cost value:	460,343

Summary

Total assessments	322,240	Water Well	Cost/sale :	1.0230
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	322,240	Gas None	Assmt/sale:	.7161

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	1.130	7,500	8,475		8,475	5,933
Residual		49,223					

2.050 acres Total land value 133,475 93,433

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	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	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	820	229,140
Basement	Full				
Heating	Yes	A/C Yes			6,610
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	13,500
Attic	None		Attic size:		
Additions					107,852
Other Features		WB Stks	RR		20,032
Sub-Total					377,134
Grade	B	Factor 1.2600			475,189
CDU		C&D Factor 1.00			475,189
Depreciation		35 %			308,873
Computed cost value @ 70%					216,211

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	529	23,353
G Garages	FSF Full-story fin o/gar	120	8,038
P Porches, Patios, Decks	F0FF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	194	22,209
L Living Area	BSMT Basement addition	194	3,575
P Porches, Patios, Decks	DECK Wood deck	153	4,053
P Porches, Patios, Decks	FEFF Frame enclosed first	234	22,315
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	DECK Wood deck	584	15,470
L Living Area	AIR Air conditioning	194	590
L Living Area	AIR Air conditioning	64	195

Total additions 107,852

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	120	1,200	30.00		C	36,000	50	18,000
Utility Shed									
Value at 70%			12,600				Value at 100%		18,000

