

Property at 00265 ARCH ROAD

Prop ID 1090265

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Administrative Information

Owner name: MONTS MICHAEL A AND
Second name: MONTS JIA LUO
Address: 265 ARCH ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
Lot: 1090265 Neigh.: Zone: R40 Vol: 796 Page: 466

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	367,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Mar-2014
Sale price: 497,000
Sale valid:

Values

Assmt category	Qty	Amount
Resident Excess	.18	950

Mkt value :
Cost value: 650,829

Summary

Category	Amount
Total assessments	455,580
Total exemptions	
Net assessment	455,580

Utilities

Utility	Well
Water	
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3095
Mkt/sale :
Assmt/sale: .9167

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	.180	7,500	1,350			1,350	945
Residual		7,841						

1.100 acres

Total land value

126,350

88,445

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	04	Vinyl Siding		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	23	Attached 3 car	Half Baths	
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,346
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2006	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	2,670
Basement	Full		397,860
Heating	Yes	A/C Yes	11,330
Plumbing	3 F/B	H/B 2 Add'l fix.	1 Wh/p
Attic	Fully Finished	Attic size: 676	Saunas
Additions			13,500
Other Features	M Stks		22,051
			72,568
			3,000

Sub-Total		520,309
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	655,589
Depreciation	20 %	655,589
	Computed cost value @ 70%	524,471
		367,130

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	750	33,602
P Porches, Patios, Decks	FOFF Frame open first flo	490	29,854
P Porches, Patios, Decks	DECK Wood deck	252	6,675
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 72,568

