

Property at 00269 ARCH ROAD

Prop ID 1090269

Printed 05-Feb-2024 9:28 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KULIKOWSKI BRONISLAWA A &
 Second name: DAVID R
 Address: 269 ARCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 1090269 Neigh.: Zone: R40 Vol: 777 Page: 1062

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	2.00	17,010
Resident Dwelling	1.00	189,110

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-2022
 Sale price: 529,000
 Sale valid:

Values

Mkt value :
 Cost value: 429,057

Summary

Total assessments	300,340
Total exemptions	
Net assessment	300,340

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8111
 Mkt/sale :
 Assmt/sale: .5678

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	1.280	7,500	9,600			9,600	6,720
Residual		55,757						

2.200 acres

Total land value

134,600

94,220

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1951

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,395	230,070
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					70,353
Other Features		WB Stks			6,750
Sub-Total					312,673
Grade	C+	Factor 1.0800			337,687
CDU		C&D Factor 1.00			337,687
Depreciation		20 %			270,150
Computed cost value @ 70%					189,105

Building additions

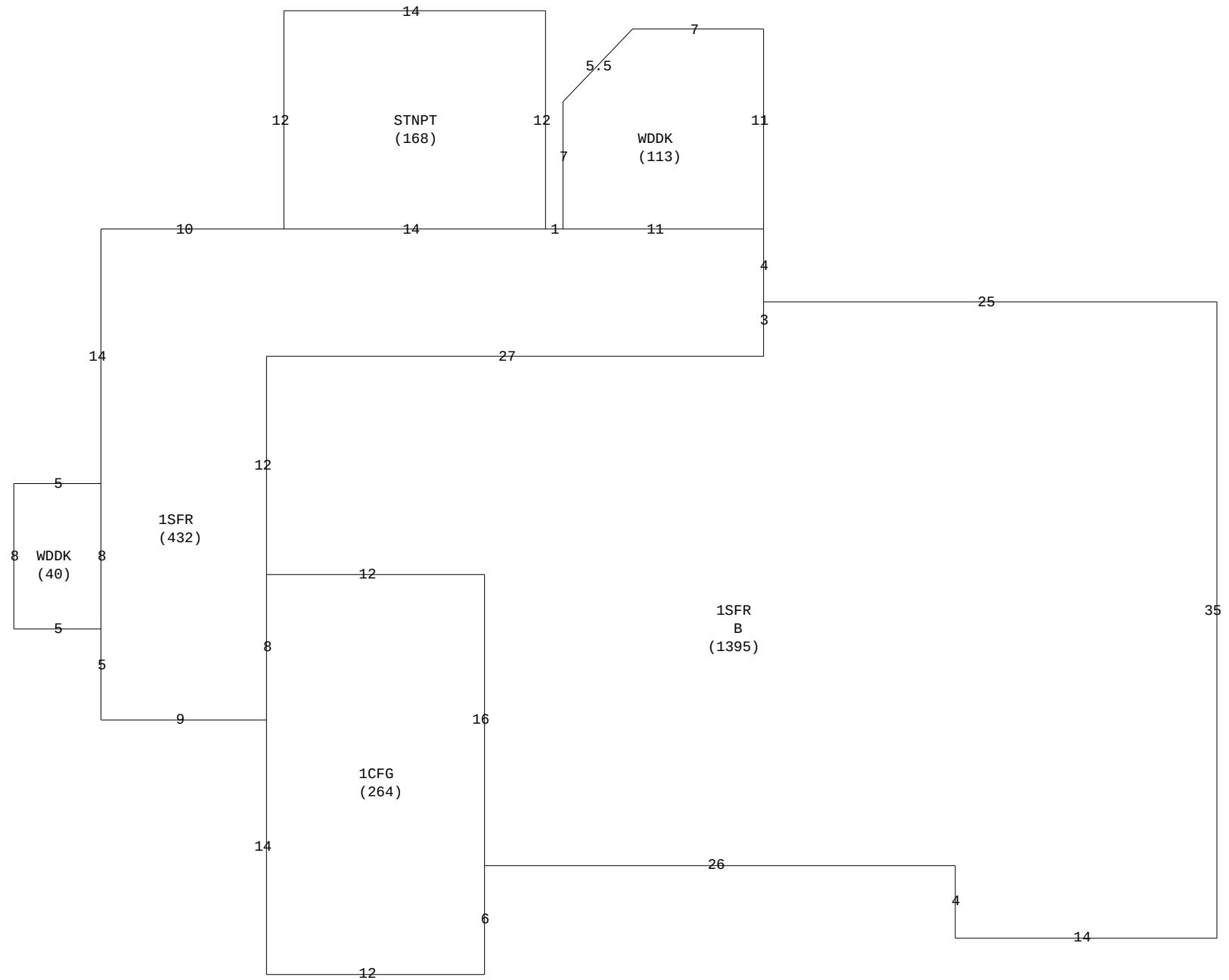
Category	Type	Area	Value
L Living Area	FRFF Frame first floor	432	49,456
G Garages	FR Attached frame LE 65	264	13,013
P Porches, Patios, Decks	DECK Wood deck	40	1,060
P Porches, Patios, Decks	DECK Wood deck	113	2,993
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831

Total additions 70,353

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	6	48	30.00		E	720	50	400
Utility Shed									
AB2 Flat barn	24	34	816	37.75	2015	A	47,746	50	23,900
Value at 70%									17,010
Value at 100%									24,300

Scale: 1" = 7.99 feet



V 697 P 903 6/7/16 TENANTS IN COMMON
AFFDVT DENISE GEAN STEELE S/B DENISE JEAN STEELE V777 P1060 8-3-22