

Property at 00002 ARROWHEAD COURT

0113

Prop ID 1120002

Printed 20-Aug-2026 10:59 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LICALZI NICHOLAS JOHN
Second name:
Address: 2 ARROWHEAD COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 040 Clerk map:
Lot: 1120002 Neigh.: PP Zone: IP Vol: 817 Page: 328

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Aug-2026
Resident Condo	1.00	147,630				Sale price: 330,000
Resident Outbldg	1.00	7,000				Sale valid:
					Values	
					Mkt value :	
					Cost value: 220,900	
Summary			Utilities		Sales ratios	
Total assessments		154,630	Water	Connecticut	Cost/sale :	.6694
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		154,630	Gas	CNG	Assmt/sale:	.4686

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
SQFT		11,213						
Use Area								
		acres		Total land value				

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	21	PUD	POND PLACE	03 Avon house
Exterior Walls	10	Vertical Siding	Story Height 1.0	
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	02	Drywall	Bedrooms	2
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade		Unknown	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	99	None	W/B stacks	
Bsmt Fin Qual	99	None	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,110	210,900
Basement	None				
Heating	Yes	A/C Yes			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					
Other Features		M Stks			
Sub-Total					210,900
Grade		Factor			210,900
CDU		C&D Factor 1.00			210,900
Depreciation		%			210,900
		Computed cost value @ 70%			147,630

Building additions

Category	Type	Area	Value
Total additions			

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484			C	10,000		10,000
Block Detach Garage									
Value at 70%			7,000				Value at 100%		10,000

