

Property at 00063 AVON MOUNTAIN ROAD

Prop ID 1170063

Printed 03-Feb-2026 2:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ADAMS ANGELO TRUSTEE
 Second name:
 Address: 63 AVON MOUNTAIN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 1170063 Neigh.: Zone: RU2A Vol: 749 Page: 626

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Dec-2019	
Resident Land	2.00	70,000	APA Veteran	389,310	Sale price: 430,000	
Resident Outbldg	1.00	30,940	DAC Veteran	10,000	Sale valid:	
Resident Dwelling	1.00	319,310			Values	
Resident Excess	.38	2,020			Mkt value :	
					Cost value: 603,243	
Summary			Utilities		Sales ratios	
Total assessments		422,270	Water	Well	Cost/sale : 1.4029	
Total exemptions		399,310	Sewer	Septic	Mkt/sale :	
Net assessment		22,960	Gas	None	Assmt/sale: .9820	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	100,000	100,000		100,000	70,000
Primary Site		87,120					
RES	12	.384	7,500	2,880		2,880	2,016
Residual		16,727					
2.384 acres				Total land value		102,880	72,016

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	06	Brick		
Roof Material	03	Wood Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	3
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

		Area	
Dwelling	Masonry 1 story w/bsmt	1,856	296,910
Basement	Full		
Heating	Yes A/C Yes		8,310
Plumbing	3 F/B 1 H/B 3 Add'l fix. Wh/p Saunas		15,000
Attic	Unfinished Attic size: 1,856		22,480
Additions			107,197
Other Features	WB Stks RR		34,097
Sub-Total			483,994
Grade	A-	Factor 1.4500	701,791
CDU		C&D Factor 1.00	701,791
Depreciation		35 %	456,164
		Computed cost value @ 70%	319,315

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	BSMT Basement addition	168	3,096
P Porches, Patios, Decks	BPAT Brick/flagstone pati	456	10,399
L Living Area	FRFF Frame first floor	287	32,856
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
G Garages	FRL Attached frame GT 65	713	31,944
L Living Area	AIR Air conditioning	168	511
L Living Area	AIR Air conditioning	287	872

Total additions 107,197

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP3 Pool w/ Reinfor Conc	20	40	800	110.5		C	88,440	50	44,200
Value at 70%			30,940				Value at 100%		44,200

