

Property at 00075 AVON MOUNTAIN ROAD

Prop ID 1170075

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Administrative Information

Owner name: VALINHO CARLOS
 Second name:
 Address: 75 AVON MOUNTAIN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map: 08 006
 Lot: 1170075 Neigh.: Zone: RU2A Vol: 318 Page: 1004

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-May-1996
Resident Land	2.00	52,500			Sale price: 260,000
Resident Outbldg	3.00	45,570			Sale valid: Y
Resident Dwelling	1.00	272,270			

Values

Resident Excess	2.57	13,490	Mkt value :	
			Cost value:	548,329

Summary

Total assessments	383,830	Water Well	Cost/sale :	2.1090
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	383,830	Gas None	Assmt/sale:	1.4763

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	100,000	100,000	.25	75,000	52,500
Primary Site		87,120					
RES	12	2.570	7,500	19,275		19,275	13,493
Residual		111,949					

4.570 acres Total land value 94,275 65,993

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	07	Propane Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 3
Garage	32	Detached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures 2
Air Condition	06	Ductless Split U	Rec Room Size 1,400
Interior Cond	05	Good	Whirlpools 2,236
Exterior Cond	05	Good	Living area 2,236
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1958

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,996	309,160
Basement	Full			
Heating	Yes	A/C Yes		8,830
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:	Saunas	
Additions				70,683
Other Features		WB Stks	RR	40,079
Sub-Total				443,252
Grade	B+	Factor 1.3500		598,390
CDU		C&D Factor 1.00		598,390
Depreciation		35 %		388,954
		Computed cost value @ 70%		272,268

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	323	7,366
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	BSMT Basement addition	220	4,054
P Porches, Patios, Decks	DECK Wood deck	192	5,086

Total additions 70,683

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	32	704	55.95		C	39,389	50	19,700
Block Detach Garage									
RS1 Frame	5	16	80	30.00		C	2,400	50	1,200
Utility Shed									
RP3 Pool w/	20	40	800	110.5		C	88,440	50	44,200
Reinfor Conc									

Value at 70% 45,570

Value at 100% 65,100

