

Property at 00221 AVON MOUNTAIN ROAD

Prop ID 1170221

Printed 05-Feb-2024 9:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MIXTER GEORGE T AND
 Second name: WEBB-MIXTER MARY
 Address: 221 AVON MOUNTAIN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 1170221 Neigh.: Zone: RU2A Vol: 254 Page: 831

Assessments

Assmt category	Qty	Amount
Resident Land	.67	52,500
Resident Dwelling	1.00	207,120
Resident Outbldg	2.00	9,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Dec-1991
 Sale price: 140,000
 Sale valid:

Values

Mkt value :
 Cost value: 384,386

Summary

Total assessments	269,070
Total exemptions	
Net assessment	269,070

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.7456
 Mkt/sale :
 Assmt/sale: 1.9219

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.670	100,000	100,000		.25	75,000	52,500
Primary Site		29,185						

.670 acres	Total land value	75,000	52,500
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Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	241,640
Basement	Full		884	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				161,602
Other Features		WB Stks	M Stks	9,750

Sub-Total		421,492
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
	Computed cost value @ 70%	207,121

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	68	6,228
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L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	680	12,531
L Living Area	FRFF Frame first floor	680	77,847
L Living Area	FRUF Frame upper full	680	56,936

Total additions	161,602
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	05	Stucco	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	03	Gambrell	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	01	Plaster	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	33	C+	Half Baths 1
Garage	32	Detached 2 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Rec Room Size
Basement	01	Full	Living area 3,212
Bsmt Fin Qual	01	Unfinished	# Living Units 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

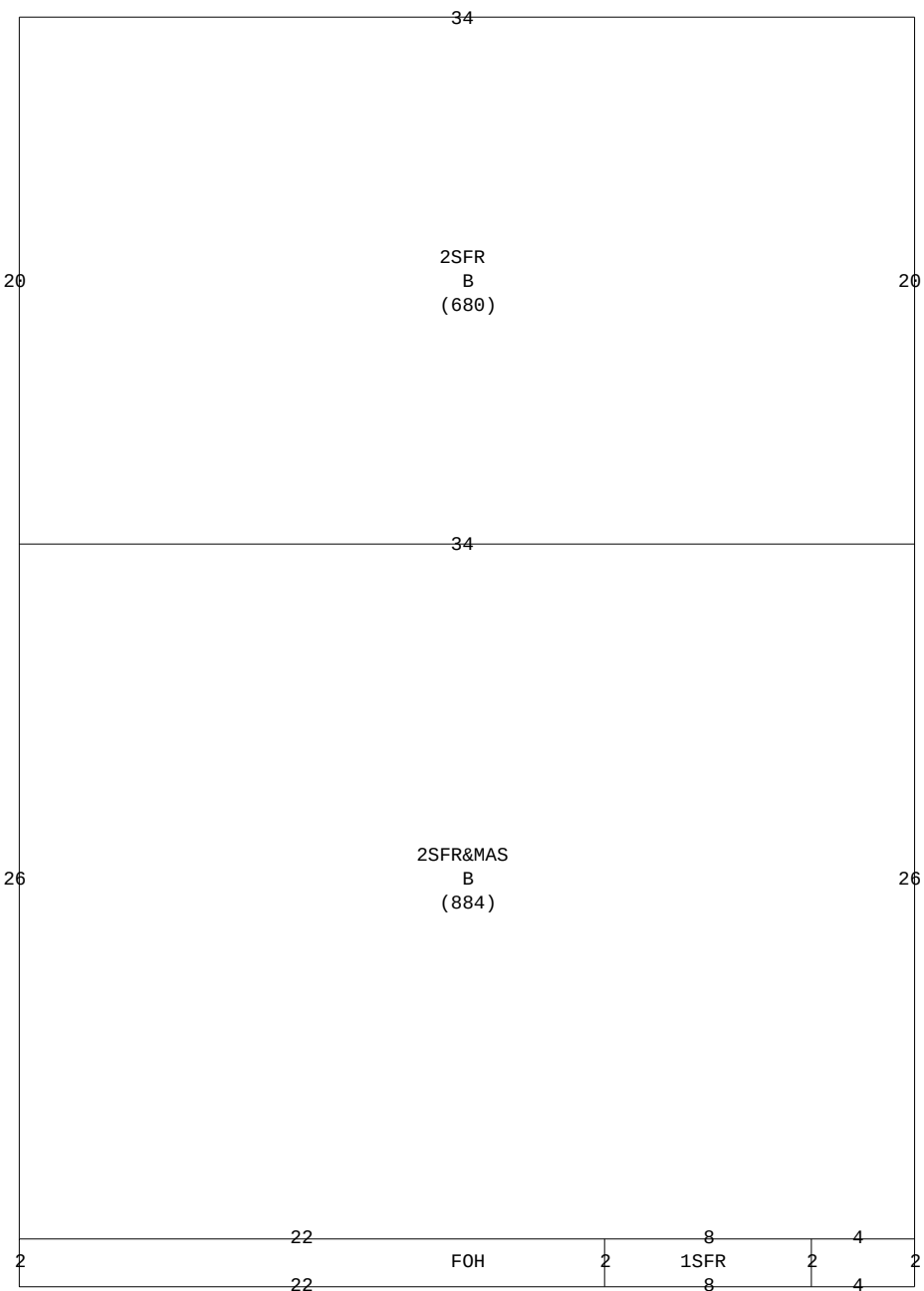
Actual Year Built: 1890

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	36	792	55.95		C	44,312	75	11,100
Block Detach Garage									
RS1 Frame	14	18	252	30.00		B	9,526	75	2,400
Utility Shed									

Value at 70% 9,450

Value at 100% 13,500



V 569 P 1115 1/15/08 3,338 SQ FT TO ST OF CT DOT \$15,600 - CHANGE FROM
.75 ACS TO .67 ACS