

Property at 00226 AVON MOUNTAIN ROAD

Prop ID 1170226

Printed 05-Feb-2024 9:46 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THOGMARTIN STEVEN S TRUSTEE
 Second name:
 Address: 226 AVON MOUNTAIN ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 1170226 Neigh.: Zone: RU2A Vol: 696 Page: 1145

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Aug-2004
Resident Land	2.00	70,000				Sale price: 650,000
Resident Dwelling	1.00	366,830				Sale valid:
Resident Outbldg	2.00	44,940				Values
Resident Excess	7.03	36,910				Mkt value :
						Cost value: 740,971
Summary			Utilities		Sales ratios	
Total assessments		518,680	Water	Well	Cost/sale :	1.1400
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		518,680	Gas	None	Assmt/sale:	.7980

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	7.030	7,500	52,725			52,725	36,908
Residual		306,227						
9.030 acres				Total land value			152,725	106,908

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	03	Field Stone	Total Rooms	11
Interior Walls	01	Plaster	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	1
Grade	43	B+	Whirlpools	
Garage	33	Detached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	4
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1902	

Building Valuation Summary

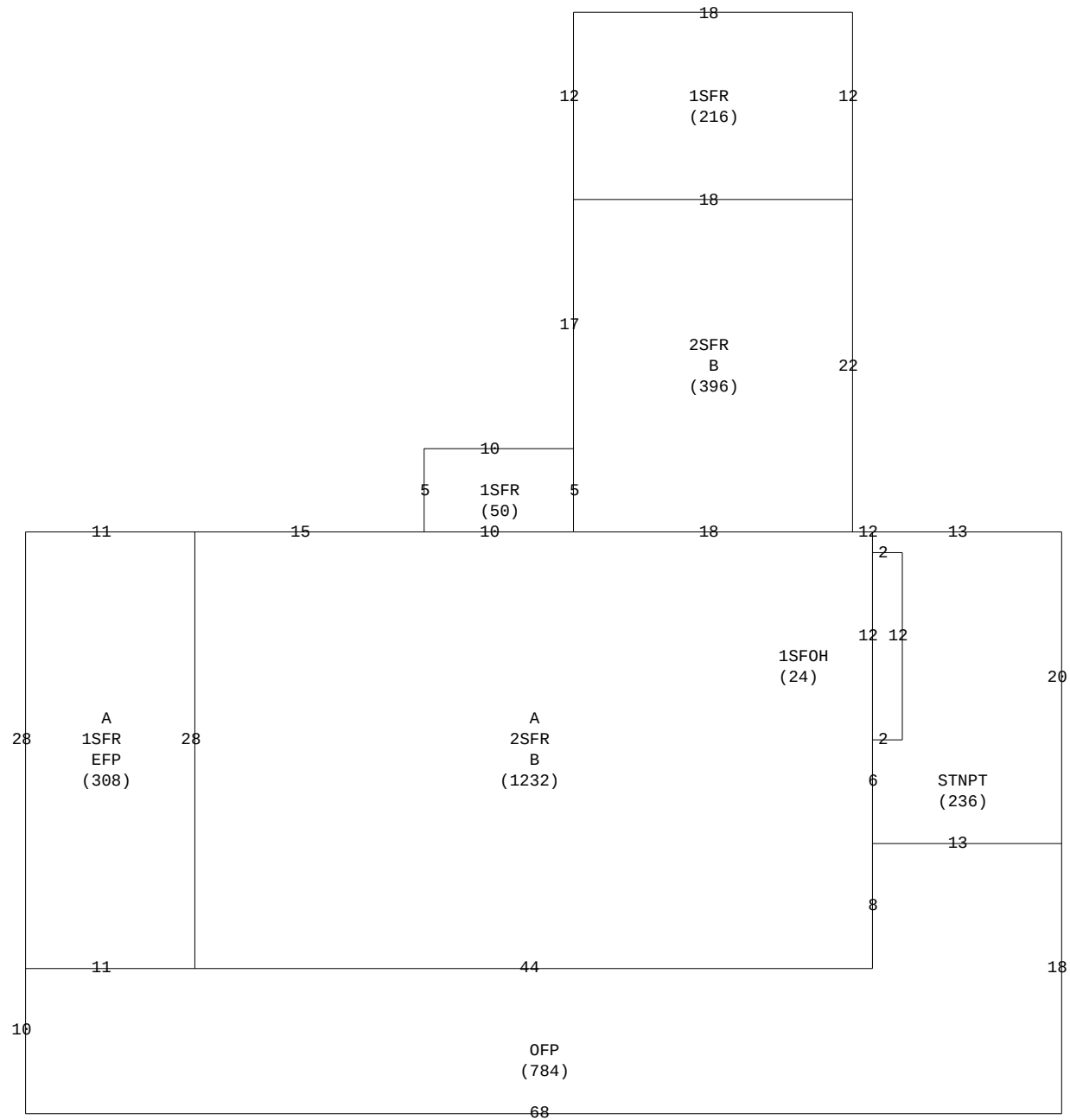
		Area	
Dwelling	Frame	2 story w/bsmt	1,232
Basement	Full		309,600
Heating	Yes	A/C Yes	8,880
Plumbing	2 F/B	1 H/B	1 Add'l fix.
Attic	Fully Finished	Wh/p	Saunas
Additions		Attic size: 600	20,464
Other Features	WB Stks		230,757
			18,500
Sub-Total			597,201
Grade	B+	Factor 1.3500	806,221
CDU		C&D Factor 1.00	806,221
Depreciation		35 %	524,044
		Computed cost value @ 70%	366,831

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	308	25,789
L Living Area	UATT Unfinished attic	308	5,392
P Porches, Patios, Decks	FEFF Frame enclosed first	308	29,371
P Porches, Patios, Decks	FOFF Frame open first flo	784	47,766
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	FRUF Frame upper full	396	33,157
L Living Area	BSMT Basement addition	396	7,297
L Living Area	FRFF Frame first floor	50	5,724
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	792	2,408
L Living Area	AIR Air conditioning	308	936
Total additions			230,757

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	18	24	432	30.00		C	12,960	50	6,500
Utility Shed									
C70 Cabin	24	38	912	126.5	1900	C	115,414	50	57,700
Value at 70%			44,940				Value at 100%		64,200



CONVEYED WITH 12 WRIGHT DRIVE
8,787 SQ FT CONVEYED TO STATE OF CT 10-15-07 \$83,000 V566 P627

THOGMARTIN CHILDRENS TRUST 5-2-16 VOL 696 PG 1145