

Property at 00007 AVONSIDE

Prop ID 1200007

Printed 05-Feb-2024 11:22 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LINDSAY STEWART JR
Second name:
Address: 7 AVONSIDE
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 1200007 Neigh.: Zone: R30 Vol: 642 Page: 700

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	178,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Apr-1968
Sale price: 38,000
Sale valid:

Values

Resident Excess	2.33	12,230	Mkt value :	
			Cost value:	407,857

Summary

Total assessments	285,500
Total exemptions	
Net assessment	285,500

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 10.7331
Mkt/sale :
Assmt/sale: 7.5132

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	2.330	7,500	17,475			17,475	12,233
Residual		101,495						

3.020 acres Total land value 152,475 106,733

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	232,840
Basement	Full		1,014	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B 3 Add'l fix.	Wh/p	Saunas 6,500
Attic	None	Attic size:		
Additions				115,204
Other Features		WB Stks		9,250

Sub-Total			363,794
Grade	C+	Factor 1.0800	392,898
CDU		C&D Factor 1.00	392,898
Depreciation		35 %	255,384
		Computed cost value @ 70%	178,769

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	407	38,812
G Garages	FR Attached frame LE 65	480	21,441
L Living Area	FRFF Frame first floor	480	54,951

Total additions 115,204

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures 3 Rec Room Size
Grade	33	C+	Whirlpools Living area 2,001
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1955

