

Property at 00033 AVONSIDE

Prop ID 1200033

Printed 05-Feb-2024 11:23 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RICHARDS STEPHEN T &
 Second name: PHYLLIS M
 Address: 33 AVONSIDE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 1200033 Neigh.: Zone: R30 Vol: 281 Page: 374

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Aug-1993
Resident Land	.69	94,500				Sale price: 185,000
Resident Dwelling	1.00	145,250				Sale valid:
					Values	
Resident Excess	.40	2,100			Mkt value :	
					Cost value:	345,500
Summary			Utilities		Sales ratios	
Total assessments		241,850	Water	Well	Cost/sale :	1.8676
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		241,850	Gas	None	Assmt/sale:	1.3073

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	.400	7,500	3,000			3,000	2,100
Residual		17,424						
1.090 acres				Total land value			138,000	96,600

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full				918	216,490
Heating	Yes	A/C	Yes			6,230
Plumbing	2 F/B	H/B	1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:				
Additions						58,120
Other Features		WB Stks				9,250
Sub-Total						295,590
Grade	C+	Factor	1.0800			319,237
CDU		C&D Factor	1.00			319,237
Depreciation			35 %			207,504
			Computed cost value @ 70%			145,253

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	135	15,455
L Living Area	BSMT Basement addition	135	2,488
L Living Area	FRFF Frame first floor	65	7,441
P Porches, Patios, Decks	FEFF Frame enclosed first	130	12,397
G Garages	FR Attached frame LE 65	352	16,447
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
L Living Area	AIR Air conditioning	135	410
L Living Area	AIR Air conditioning	65	198

Total additions 58,120

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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

