

Property at 00045 AVONSIDE

Prop ID 1200045

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Administrative Information

Owner name: GEORGE STEPHEN M AND
Second name: SHAWN E
Address: 45 AVONSIDE
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 1200045 Neigh.: Zone: R30 Vol: 517 Page: 797

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Mar-2005
Resident Land	.69	94,500				Sale price: 269,900
Resident Dwelling	1.00	133,620				Sale valid: Y
					Values	
Resident Excess	.15	790				Mkt value : Cost value: 327,014
Summary			Utilities		Sales ratios	
Total assessments		228,910	Water	Well		Cost/sale : 1.2116
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		228,910	Gas	None		Assmt/sale: .8481

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	.150	7,500	1,125			1,125	788
Residual		6,534						
				.840 acres	Total land value		136,125	95,288

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
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	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	912
Basement	Full		215,470
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p
Attic	None	Saunas	
Attic size:			5,000
Additions			31,480
Other Features	WB Stks	RR	19,963
Sub-Total			271,913
Grade	C+	Factor 1.0800	293,666
CDU		C&D Factor 1.00	293,666
Depreciation		35 %	190,883
Computed cost value @ 70%			133,618

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	138	13,160
G Garages	FR Attached frame LE 65	400	18,320

Total additions 31,480

