

Property at 00081 BEVERLY DRIVE

Prop ID 1290081

Printed 09-Sep-2026 3:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WALSH JAMES J & DEANNA LEIGH
 Second name:
 Address: 81 BEVERLY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1290081 Neigh.: Zone: R40 Vol: 740 Page: 001

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-May-2020
Resident Land	.92	91,880				Sale price: 495,000
Resident Dwelling	1.00	395,410				Sale valid:
					Values	
Resident Excess	1.22	6,420			Mkt value :	
					Cost value:	705,300
Summary			Utilities		Sales ratios	
Total assessments		493,710	Water	Connecticut	Cost/sale :	1.4248
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		493,710	Gas	None	Assmt/sale:	.9974

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		.25	131,250	91,875
Primary Site		40,075						
RES	12	1.223	7,500	9,173			9,173	6,421
Residual		53,274						
2.143 acres				Total land value			140,423	98,296

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,430
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,787	417,990
Basement	Full				
Heating	Yes	A/C Yes			11,940
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		21,500
Additions					180,553
Other Features		WB Stks		Bsmt Gar	11,750
Sub-Total					643,733
Grade	B+	Factor 1.3500			869,040
CDU		C&D Factor 1.00			869,040
Depreciation		35 %			564,876
Computed cost value @ 70%					395,413

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	578	10,651
L Living Area	FRFF Frame first floor	578	66,170
L Living Area	AIR Air conditioning	578	1,757
L Living Area	BSMT Basement addition	278	5,123
L Living Area	FRFF Frame first floor	278	31,826
L Living Area	AIR Air conditioning	278	845
P Porches, Patios, Decks	FOFF Frame open first flo	95	5,788
P Porches, Patios, Decks	FEFF Frame enclosed first	528	50,351
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
Total additions			180,553

