

Property at 00020 BOLLESWOOD

Prop ID 1370020

Printed 05-Sep-2025 4:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FERRO ALYA N
Second name:
Address: 20 BOLLESWOOD
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 1370020 Neigh.: Zone: R40 Vol: 806 Page: 1119

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Aug-2025
Resident Land	.92	87,500				Sale price: 510,000
Resident Dwelling	1.00	171,660				Sale valid:
					Values	
Resident Excess	.08	420				Mkt value : Cost value: 370,829
Summary			Utilities		Sales ratios	
Total assessments		259,580	Water	Well		Cost/sale : .7271
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		259,580	Gas	None		Assmt/sale: .5090

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.080	7,500	600			600	420
Residual		3,485						
1.000 acres				Total land value			125,600	87,920

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	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	42
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	99	None	Finish bsmt sz	
Basement	04	Full with walk-o	Rec Room Size	140
Bsmt Fin Qual	02	Rec Room w/o air	Living area	2,212
Air Condition	99	None	Whirlpools	
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	840	203,210
Basement	Full with walk				
Heating	Yes	A/C	No		
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas 5,000
Attic	None				Attic size:
Additions					119,527
Other Features	WB Stks	RR	Bsmt Gar		21,583
Sub-Total					349,320
Grade	C+	Factor	1.0800		377,266
CDU		C&D Factor	1.00		377,266
Depreciation			35 %		245,223
Computed cost value @ 70%					171,656

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	65,483
L Living Area	BSMT Basement addition	572	10,541
L Living Area	FRFF Frame first floor	380	43,503
Total additions			119,527

