

Property at 00025 BOLLESWOOD

Prop ID 1370025

Printed 06-Feb-2026 8:37 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUIMOND GARY J & REGINA R
 Second name:
 Address: 25 BOLLESWOOD
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1370025 Neigh.: Zone: r40 Vol: 810 Page: 156

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Dec-2025
Resident Land	.92	87,500				Sale price: 410,000
Resident Dwelling	1.00	113,420				Sale valid:
Resident Outbldg	3.00	13,580				Values
Resident Excess	.25	1,310				Mkt value :
						Cost value: 308,300
Summary			Utilities		Sales ratios	
Total assessments		215,810	Water	Well	Cost/sale :	.7520
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		215,810	Gas	None	Assmt/sale:	.5264

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	.250	7,500	1,875			1,875	1,313
Residual		10,890						
1.170 acres				Total land value			126,875	88,813

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	39
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,585
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	02	Partial < half	W/B stacks	
Bsm't Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	02	Poor		
Exterior Cond	05	Good	Actual Year Built: 1948	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	947
Basement	Partial < half		221,430
Heating	Yes	A/C No	-2,770
Plumbing	1 F/B	1 H/B	
Attic	None	Add'l fix.	Wh/p
Additions		Attic size:	Saunas
Other Features			3,500
			27,123
Sub-Total			249,283
Grade	C	Factor 1.0000	249,283
CDU		C&D Factor 1.00	249,283
Depreciation		35 %	162,034
		Computed cost value @ 70%	113,424

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	72	6,866
L Living Area	FRFF Frame first floor	99	11,334
L Living Area	FRFF Frame first floor	65	7,441
P Porches, Patios, Decks	BPAT Brick/flagstone pati	65	1,482
Total additions			27,123

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		B	34,121	50	17,100
Block Detach Garage									
RS1 Frame	9	10	90	30.00		D	2,106	50	1,100
Utility Shed									
RS1 Frame	10	10	100	30.00		D	2,340	50	1,200
Utility Shed									
Value at 70%			13,580				Value at 100%		19,400

