Town of Avon Residential Property Card

Property at 00049 BRONSON ROAD | Prop ID 1490049 | Printed 03-Jul-2025 3:13 PM | Design and Layout (C) Right/Angles

Administrative Information

Owner name: NGUYEN ALEXANDER & JAMIE
Second name:
Address: 49 BRONSON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 16 005
Lot: 1490049 Neigh.: Zone: R30 Vol: 804 Page: 405

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwellng	1.00	334,510
Resident Outbldg	1.00	1,260
Resident Excess	.79	4,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-2025
Sale price: 807,000
Sale valid:

Values

Mkt value :
Cost value: 620,600

Summary

Total assessments	434,420
Total exemptions	
Net assessment	434,420

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7690
Mkt/sale :
Assmt/sale: .5383

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	.790	7,500	5,925		5,925	4,148
Residual		34,412					
		1.480 acres		Total land value		140,925	98,648

Residential Dwelling Information

Subject	Code	Description
Style	19	Modern Colonial
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpeti
Heating System	02	Forced Hot Air
Fuel	07	Propane Gas
Attic	99	None
Grade	47	A-
Garage	22	Attached 2 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	03	Rec Room W/ Air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	7	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms		Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	550
Whirlpools		Living area	2,444
Saunas		# Living Units	1
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 2016

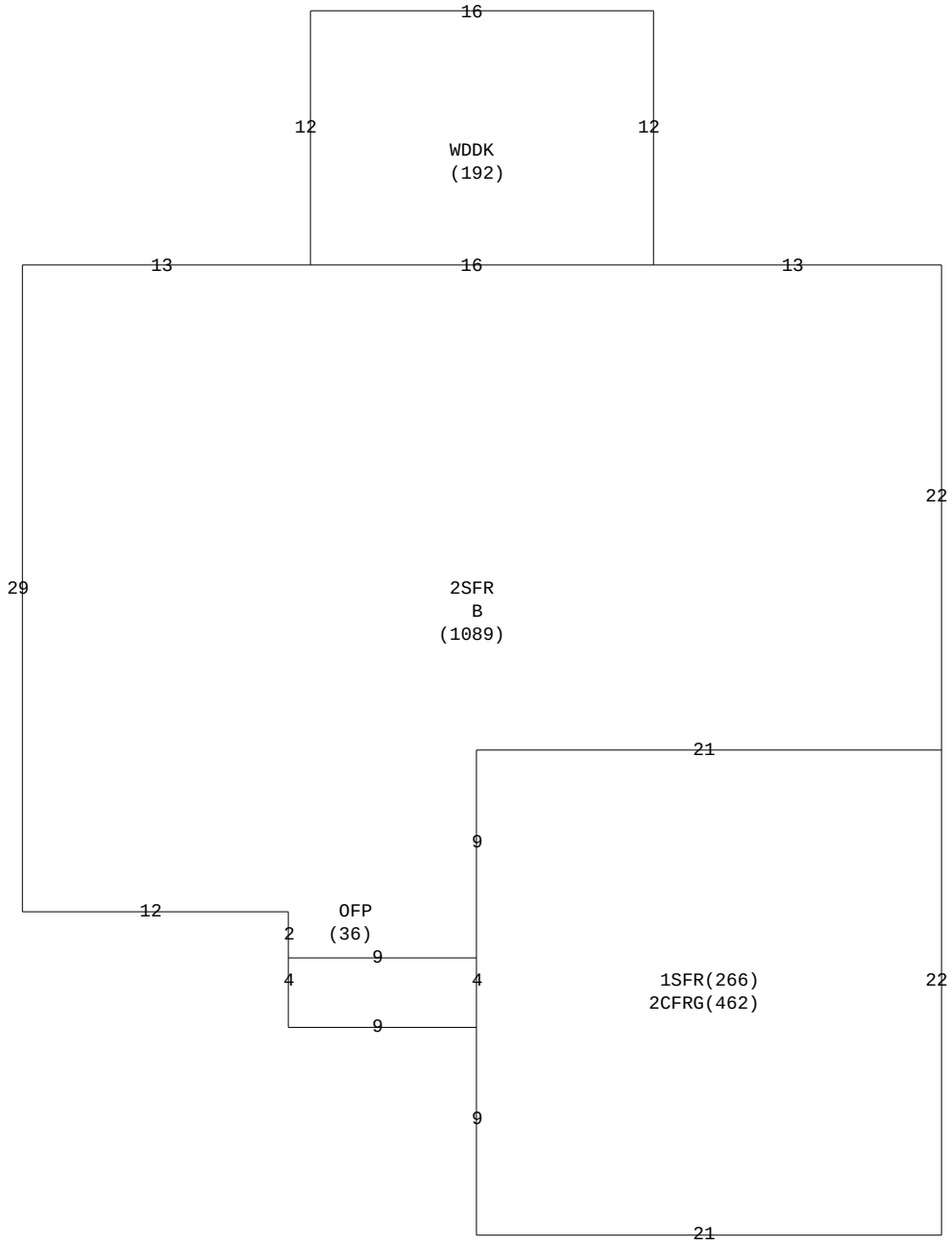
Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,089	281,670
Basement	Full				
Heating	Yes	A/C Yes			8,090
Plumbing	2 F/B	2 H/B	2 Add'l fix. Wh/p	Saunas	13,000
Attic	None		Attic size:		
Additions					46,645
Other Features		M Stks RR			16,784
Sub-Total					366,189
Grade	A-	Factor 1.4500			530,974
CDU		C&D Factor 1.00			530,974
Depreciation		10 %			477,877
		Computed cost value @ 70%			334,514

Building additions

Category		Type		Area	Value
G	Garages	FR	Attached frame LE 65	462	20,739
G	Garages	FSF	Full-story fin o/gar	266	17,818
L	Living Area	AIR	Air conditioning	266	809
P	Porches, Patios, Decks	DECK	Wood deck	192	5,086
P	Porches, Patios, Decks	FOFF	Frame open first flo	36	2,193
			Total additions		46,645

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2017	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

Property at 00049 BRONSON ROAD Prop ID 1490049 Card 01 Scale: 1" = 8.45 feet